

SITE PLAN

11 UNIT TOWNHOUSE RESIDENCE

311 EAST EDSALL BOULEVARD

BOROUGH OF PALISADES PARK, BERGEN COUNTY, N.J.

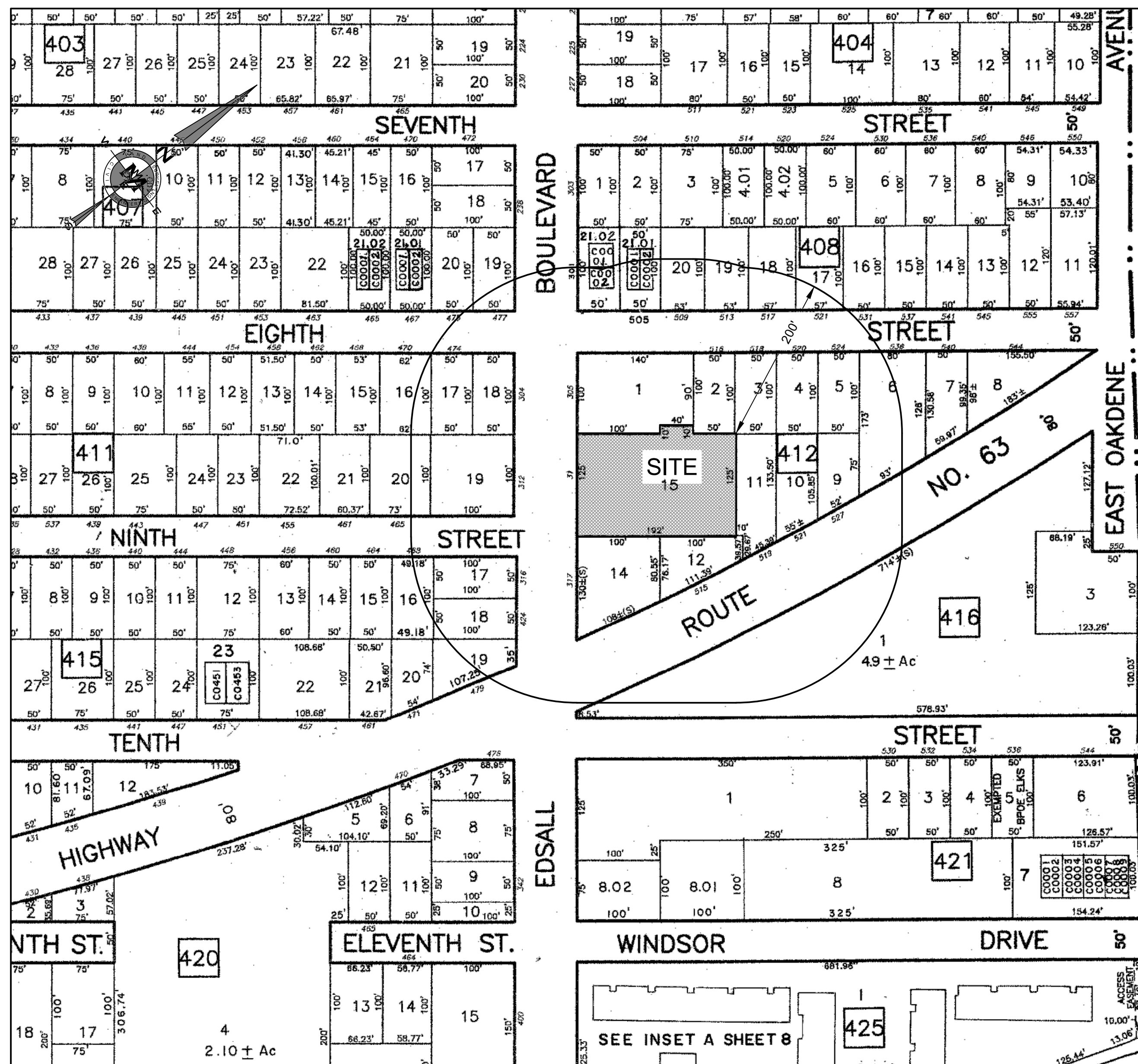
PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner's Name	Property Address	Mailing Address
00407	00019	AVELLA, EUGENE	477 8TH ST	536 8TH ST PALISADES PARK, NJ 07650
00407	00020	DIMATOS, LEONIDAS D.	475 8TH ST	475 8TH ST PALISADES PARK NJ 07650
00408	00016	MAVER, MARTIN L & DOROTHY A	531 8TH ST	107 LAFAYETTE AVENUE WESTWOOD, NJ 07675
00408	00017	MILLER, GEORGE G & CAROL	521 8TH ST	521 8TH ST PALISADES PARK NJ 07650
00408	00018	ALEXIS, DAVID & SUNG JU	517 8TH ST	517 8TH ST PALISADES PARK, NJ 07650
00408	00019	VELTRI, GISELLE	513 8TH ST	513 8TH STREET PALISADES PARK, NJ 07650
00408	00020	HAROUTIUNIAN(RES TRUST)	509 8TH ST	509 8TH ST PALISADES PARK, NJ 07650
00408	00021	A.D.G. CONSTRUCTION CORP.	505 8TH ST	9103 3RD AVENUE NORTH BERGEN, N.J.
00408	00021 01	A.D.G. CONSTRUCTION CORP.	505 8TH STREET	9103 3RD AVENUE NORTH BERGEN, N.J. 07047
00408	00021 01 C000A	DOMENICUCCI, STEFANO	505A 8TH STREET	505A 8TH STREET PALISADES PARK, N.J. 07650
00408	00021 01 C000B	PI JAE H	505B 8TH STREET	505B 8TH ST PALISADES PARK, NJ 07650
00408	00021 02	A.D.G. CONSTRUCTION CORP.	301 E. EDSALL BLVD	9103 3RD AVENUE NORTH BERGEN, N.J. 07047
00408	00021 02 C000A	LEE, JAESEUNG	301A E. EDSALL BLVD.	301A E EDSALL BLVD PALISADES PARK, NJ 07650
00408	00021 02 C000B	GRACE-BETHEL UNIT METHODIST	301B E. EDSALL BLVD.	396 BROAD AVE LEONIA, NJ 07605
00411	00016	PDC LLC	470 8TH ST	11 CRESCENT AVENUE CLIFFSIDE PARK, NJ 07010
00411	00016 C0001	BROGNA, STEVEN & ADAMO, AMANDA	470A 8TH STREET	470 8TH STREET UNIT A PALISADES PARK, NJ 07650
00411	00016 C0002	HWANG, CHONG SUN & PETER WOON	470B 8TH STREET	470 8TH STREET UNIT B PALISADES PARK, NJ 07650
00411	00017	KUSAKSIZYAN, EDVARD	474 8TH ST	474 EIGHTH ST PALISADES PARK, NJ 07650
00411	00018	CONLON, THOMAS J & MYONG C	304 E EDSALL BL	304 EAST EDSALL BLVD PALISADES PARK, NJ 07650
00411	00019	ALLIOTT'S CONST.	312 E EDSALL BL	1 ALLIOTT'S PL PALISADES PARK, NJ 07650
00411	00019 01	312 EDSALL LLC	469 9TH STREET	1 ALLIOTT'S PLACE PALISADES PARK, NJ 07650
00411	00019 02	312 EDSALL LLC	467 9TH STREET	1 ALLIOTT'S PLACE PALISADES PARK, NJ 07650
00411	00020	GENCO ENTERPRISES LLC	465 9TH ST	465 9TH ST PALISADES PARK, NJ 07650
00411	00020 C0001	YANG, SHI CHEN & JAN WEI JUNG	465A 9TH STREET	465A 9TH STREET PALISADES PARK, NJ 07650

DRAWING SCHEDULE

SHEET TITLE

- 1 COVER SHEET
- 2 BOUNDARY & TOPOGRAPHIC SURVEY
- 3 SITE PLAN
- 4 GRADING & UTILITIES PLAN
- 5 LANDSCAPE PLAN
- 6 LIGHTING PLAN
- 7 SOIL EROSION CONTROL PLAN
- 8 CONSTRUCTION DETAILS



KEY MAP

SCALE: 1"=100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

UTILITIES & PUBLIC AGENCIES:

NEW JERSEY BELL/VERIZON
RICHARD D. YOUNG III
540 BROAD ST, ROOM 2001
NEWARK, NJ 07101

SUEZ WATER NEW JERSEY
C/O CORPORATE SECRETARY
69 DEVOE PLACE
HACKENSACK, NJ 07601

PUBLIC SERVICE ELECTRIC & GAS CO.
C/O CORPORATE SECRETARY
80 PARK PLAZA
MAIL CODE T5E
NEWARK, NJ 07101

BERGEN COUNTY UTILITIES AUTHORITY
CHIEF ENGINEER/ DIRECTOR OF WPC DIV.
PO BOX 122
LITTLE FERRY, NJ 07643

CABLEVISION
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NJ 07436

BERGEN COUNTY PLANNING BOARD
C/O DIVISION OF PLANNING AND ENGINEERING
ONE BERGEN COUNTY PLAZA-4TH FL.
HACKENSACK, NJ 07601

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH SECTION _____ OF THE SITE PLAN ORDINANCE

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD (BOARD OF ADJUSTMENT) OF THE BOROUGH OF PALISADES PARK

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

DATE BUILDING SUBCODE OFFICIAL _____
BOROUGH ENGINEER _____

DATE BUILDING SUBCODE OFFICIAL _____
BOROUGH ENGINEER _____
OCCUPANCY PERMIT ISSUED DATE: _____

DATE APPLICANT _____

DATE MARK S. MARTINS, PE & LS
N.J. LIC. NO. 35,858

DATE BOROUGH ENGINEER _____

Applicant: V&R Developers

CIVIL ENGINEERING LAND SURVEYING

MARK MARTINS ENGINEERING, LLC
55 WALNUT ST. SUITE 201 - NORWOOD, NJ 07646
TEL 201-391-3222 - FAX 201-215-2210
CERTIFICATE OF AUTHORIZATION #24GA28265200

MARK S. MARTINS
Professional Engineer & Land Surveyor
New Jersey License No. 35,858

COVER SHEET

311 EAST EDSALL BLVD
LOT 15 & BLOCK 412

Situated in the
Borough of Palisades Park
Bergen County, NJ

SCALE: 1" = 20' DRAWN/SF CHECKED/MM

DATE: 12-04-20 FILE NO: 20-2812

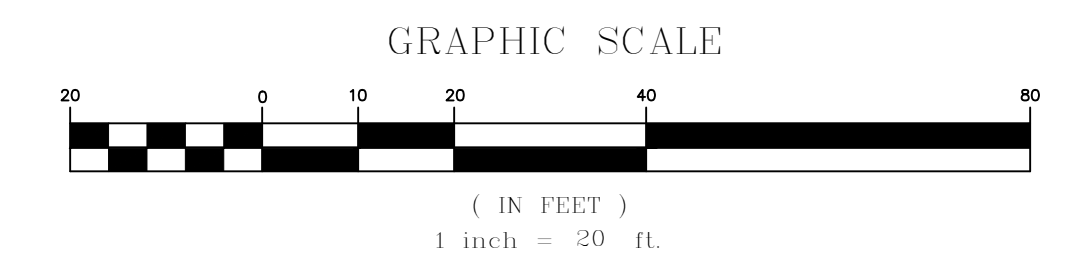
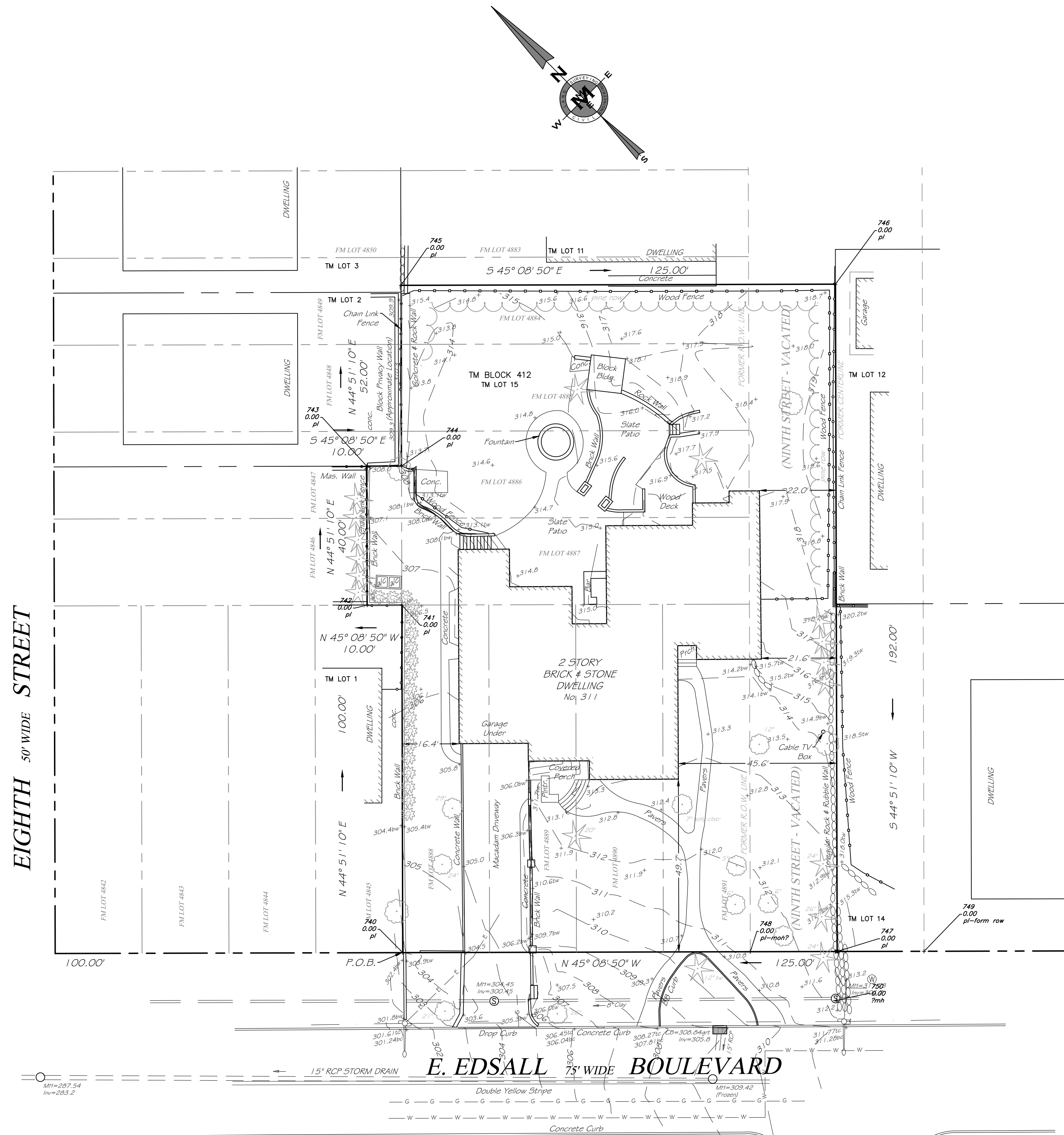
SHEET
1 OF 8

REFERENCES:

1. LOTS 4885, 4886, 4887, 4888, 4889, 4890 & 4891 AND PART OF LOTS 4884, 4846 & 4847, ALONG WITH THE WESTERLY 25' OF NINTH STREET (NOW VACATED) ALONG THE FRONTAGE OF LOTS 4884, 4885, 4886, 4887 & 4891, AS SHOWN ON A CERTAIN MAP ENTITLED "SECOND MAP OF PROPERTY OF EDSELL BROS. AT PALISADES PARK, BERGEN CO., N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON APRIL 12, 1895, AS MAP NO. 469.
2. ALSO KNOWN AS LOT 15 IN BLOCK 415 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF PALISADES PARK.

GENERAL NOTES:

1. VERTICAL DATUM NGVD 29.
2. AREA OF TRACT = 24,400 +/- SF (0.56 +/- AC)
3. A WRITTEN "WAIVER AND DIRECTION NOT TO SET PROPERTY CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D).
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, UNDERGROUND UTILITIES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, WETLANDS, ENVIRONMENTAL CONDITIONS OR CONTAMINATION, TREES, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
6. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.



<p>CIVIL ENGINEERING</p> <p>LAND SURVEYING</p> <p>MARK MARTINS ENGINEERING, LLC 55 WALNUT ST., SUITE 201 - NORWOOD, NJ - 07648 TEL 201-391-3222 · FAX 201-215-2210 CERTIFICATE OF AUTHORIZATION #24GA28265200</p> <p>MARK S. MARTINS Professional Engineer & Land Surveyor New Jersey License No. 35,858</p> <p><i>Mark S. Martins</i> Member Mark Martins Engineering, LLC</p>	<p>BOUNDARY & TOPOGRAPHIC SURVEY</p> <p>311 EAST EDSALL BLVD LOT 15 & BLOCK 412</p> <p>Situated in the Borough of Palisades Park Bergen County, NJ</p>	
	<p>SCALE: 1" = 20'</p> <p>DATE: 12-04-20</p>	<p>DRAWN: SF</p> <p>FILE NO. 20-2812</p>

NO.	DATE	DESCRIPTION

ZONING SCHEDULE			
ZONE AA ONE & TWO FAMILY RESIDENTIAL			
ITEM	REQ'D	PROPOSED	VAR.
USE	1 & 2 FAMILY	11 UNITS	YES
MIN. LOT AREA (S.F)	5,000	24,400	NO
MIN. LOT WIDTH (FT.)	50	125	NO
NUMBER OF BUILDINGS	1	2	YES
MIN. FRONT YARD (FT.)	25	20	YES
MIN. FRONT YARD -PORCH (FT.)	21	15	YES
MIN. REAR YARD (FT.)	25	20.0	YES
MIN. SIDE YARD (FT.) - ONE	5	10.0 / 10.0	NO
- BOTH	14	20.0	NO
MIN. SIDE YARD - DECK - BLDG #1 (FT.)	3	4.0	NO
MIN. SIDE YARD - DECK - BLDG #2 (FT.)	3	3.0	NO
MIN. SIDE YARD - PATIO - BLDG #1 (FT.)	3	3.0	NO
MIN. SIDE YARD - PATIO - BLDG #2 (FT.)	3	3.0	NO
MAX. LOT COVERAGE (%)	40	39.78	NO
MAX. BLDG HEIGHT- BLDG#1 (STY./FT.)	2 1/2 / 25	3 / 36.80	YES
MAX. BLDG HEIGHT- BLDG#2 (STY./FT.)	2 1/2 / 25	3 / 36.77	YES
PARKING (RSIS)	2.4sp/unit x 11=26	28	NO
GUEST PARKING (RSIS)	0.5sp/unit x 11= 5	6	NO

WAIVERS REQUESTED FOR PARKING STALL SIZE:

PARKING STALL DIMENSION	REQUIRED	PROPOSED
PARKING STALL DIMENSION	9' x 20'	9' x 18'
PARKING STALL AREA	180 sf	162 sf

- NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS PER SURVEY PREPARED BY THIS OFFICE DATED OCTOBER 5, 2020. VERTICAL ELEVATIONS BASED ON NGVD DATUM.
 - PROPERTY DESCRIPTION: 311 EAST EDSALL BLVD
LOT 15 BLOCK 412
TAX MAP SHEET 4
 - ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
 - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR EXCEPTIONS KNOWN TO AFFECT THE SITE EXCEPT AS SHOWN.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
 - EXISTING IMPERVIOUS AREA = 8,990 sf = 36.8%
PROPOSED IMPERVIOUS AREA = 3,054.7 sf = 61.09%
NET INCREASE IN IMPERVIOUS AREA = sf
 - REFER TO ARCHITECTURAL PLANS PREPARED BY VIRGONA & VIRGONA FOR FLOOR PLANS, ELEVATIONS AND ADDITIONAL INFORMATION.

BUILDING COVERAGE COMPUTATIONS

PROPOSED BUILDING 1 = 4278.8 sf
 PROPOSED BUILDING 2 = 5320.0
 COVERED PORCHES = 107.9
 TOTAL BUILDING AREA = 9706.7 sf

BUILDING COVERAGE = 9706.7 / 24,400 = 39.78%

BUILDING HEIGHT CALCULATIONS

BUILDING No. 1:
 PROPOSED GRADE PLANE
 = (309.9+305.0+306.5+314.8+316.4+312.6) / 6
 = 310.87

MEAN ROOF ELEV (HIGHEST) = 347.67
 MEAN ROOF ELEV (LOWEST) = 343.67

BUILDING HEIGHT = 347.67 - 310.87 = 36.80' (HIGHEST)
 BUILDING HEIGHT = 342.33 - 310.87 = 31.46' (LOWEST)

BUILDING No. 2:

PROPOSED GRADE PLANE
 = (312.0+309.9+312.6+317.5+318.7+314.7) / 6
 = 314.23

MEAN ROOF ELEV (HIGHEST) = 351.00
 MEAN ROOF ELEV (LOWEST) = 344.33

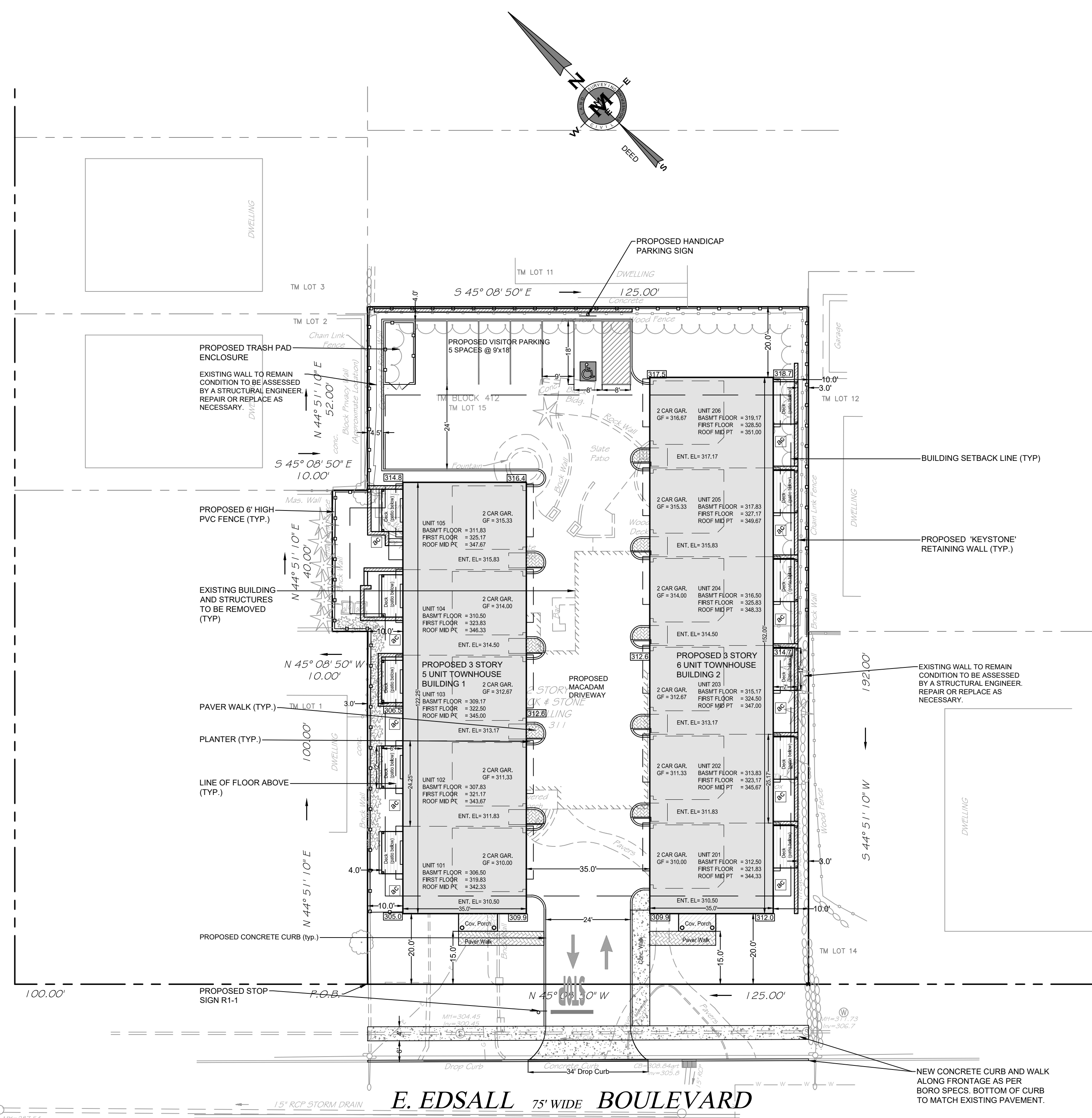
BUILDING HEIGHT = 351.00 - 314.23 = 36.77' (HIGHEST)
 BUILDING HEIGHT = 344.33 - 314.23 = 30.10' (LOWEST)

RSIS PARKING CALCULATIONS

REQUIRED PARKING:
 3 BEDROOM UNITS = 2.4 SPS/UNIT
 11 UNITS x 2.4 SPS/UNIT = 26 SPACES

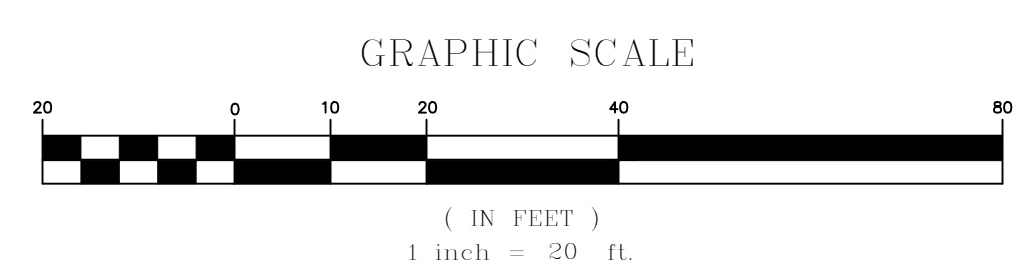
VISITOR PARKING:
 REQ'D = 0.5 SP/UNIT x 11 UNITS = 5
 (LOCATED IN A COMMON AREA)

EIGHTH 50' WIDE STREET



LEGEND

- UTILITY POLE
- ☆ LIGHT POLE
- TRAFFIC SIGNAL POLE
- JUNCTION BOX
- SIGN
- ⊕ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ DRAINAGE MANHOLE
- CATCH BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF SLOPE
- BS BOTTOM OF SLOPE
- MH MANHOLE
- CB CATCH BASIN
- LI LAWN INLET
- INV INVERT ELEVATION
- FF FINISHED FLOOR ELEVATION
- IP IRON PIPE OR PIN
- RB RE-BAR
- MON MONUMENT
- BM BENCHMARK
- ⊙ EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED



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SITE PLAN

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 LOT 15 & BLOCK 412

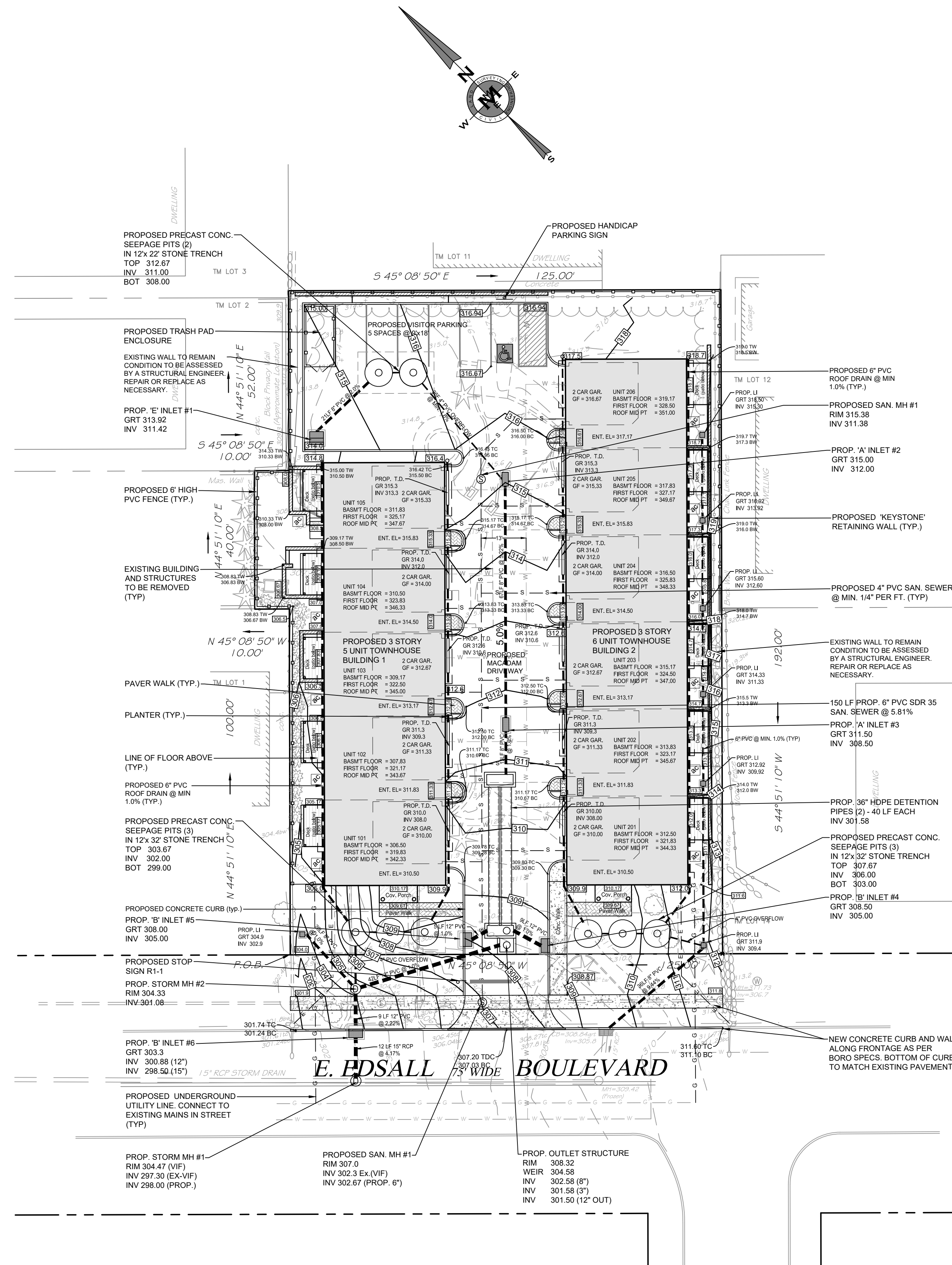
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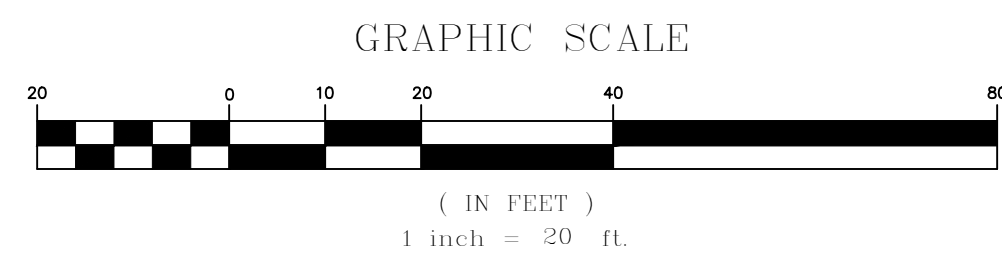
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SHEET 3 OF 8

LEGEND	
○	UTILITY POLE
□	LIGHT POLE
■	TRAFFIC SIGNAL POLE
□	JUNCTION BOX
—	SIGN
⊕	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊙	DRAINAGE MANHOLE
○	CATCH BASIN
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	EXISTING GRADE
—	PROPOSED GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
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INV	INVERT ELEVATION
FF	FINISHED FLOOR ELEVATION
IP	IRON PIPE OR PIN
RS	RE-SUR
MON	MONUMENT
BM	BENCHMARK
—	EXISTING TREE
X	EXISTING TREE TO BE REMOVED



- NOTES:**
- ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURERS' INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
 - ALL PUBLIC SIDEWALKS SHALL BE ADA COMPLIANT.
 - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
 - THE APPLICANT SHALL RESTORE ANY ROADWAY EXCAVATED EITHER BY MILL/REPAVE OR INFRARED REPAIR METHODS.
 - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED. ANY ROADWAY, CURBS, OR STORM INLETS ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH'S CONSTRUCTION AND/OR ENGINEERING DEPARTMENTS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR THE REPAIR AND RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK, OR OTHER PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION.
 - ALL ROOF LEADERS SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM. ALL PVC PIPING TO BE MIN. SCH. 40. LEAF GUARDS OR SCREENS SHALL BE PROVIDED FOR ALL GUTTERS TO PREVENT LEAFS AND DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.
 - PRIOR TO THE ORDERING OF MATERIALS AND THE INSTALLATION OF THE RETENTION SYSTEM, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SEASONAL HIGH WATER TABLE (SHWT) AND SOIL INFILTRATION RESULTS TO SUPPORT THE PROPOSED SYSTEM DESIGN. THE APPLICANT SHALL PROVIDE THE RESULT TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL. IF SOILS ARE UNFAVORABLE, THE APPLICANT IS RESPONSIBLE FOR SUBMITTING REVISED PLANS.
 - THE DRAINAGE SYSTEM SHALL BE MAINTAINED ON A PERIODIC BASIS. AT A MINIMUM, THE RETENTION CHAMBERS ARE TO BE INSPECTED TWICE A YEAR OR AFTER RAINFALL EVENTS GREATER THAN 2". DEBRIS AND OBSTRUCTIONS SHALL BE CLEARED AND ALL NECESSARY REPAIRS MADE. OPERATION, MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL TRANSFER TO ANY FUTURE PROPERTY OWNERS AND SHALL BE MADE IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED WITHIN THE NEW JERSEY STORM WATER BEST MANAGEMENT PRACTICES (BMP) MANUAL.
 - THERE SHALL BE NO DIRECT SUMP PUMP DISCHARGE TO THE STREET.
 - THE EXISTING SANITARY LATERAL IS NOT PERMITTED TO BE RE-USED.
 - LOCATION, DEPTH, MATERIAL, AND SIZE OF PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH APPLICABLE UTILITY COMPANIES, ARCHITECT AND/OR MECHANICAL ENGINEER, ELECTRIC AND TELECOM LINES TO BE INSTALLED UNDERGROUND IF PERMITTED BY THE ELECTRICAL UTILITY.
 - CONTRACTOR SHALL GRADE THE SITE IN SUCH A MANNER SO AS TO DIRECT OVERLAND STORM-WATER RUNOFF AWAY FROM ADJOINING PROPERTIES.
 - ALL DISTURBED WORK AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED, HAY, AND STRAW MULCH TO ENSURE LAWN GROWTH.
 - THE OPERATIONS OF SOIL MOVEMENT VEHICLES ARE NOT TO BE UTILIZED IN A WAY THAT WOULD DEPOSIT SOIL ON ANY STREET, SIDEWALK, PUBLIC PLACE, OR WITHIN ANY OTHER PRIVATE PROPERTY. ANY SOIL TRACKED ONTO THE STREET MUST BE IMMEDIATELY REMOVED. IF TRACKED SOIL REMAINS OVERNIGHT, THE DPW SHALL REMOVE IT AND ASSURE THE APPLICANT FOR THOSE COSTS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ANY AND ALL SOILS IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS IN ACCORDANCE WITH CURRENT NJDEP STANDARDS. RECYCLED MATERIAL OR DEMOLISHED MATERIALS ARE NOT PERMITTED FOR THE PURPOSES OF BACKFILLING A VACATED EXCAVATION AREA.
 - ALL RETAINING WALLS IN EXCESS OF FOUR FEET (EXPOSED HEIGHT) IN HEIGHT REQUIRE WALL STABILITY CALCULATIONS. UPON COMPLETION OF CONSTRUCTION, ALL RETAINING WALLS IN EXCESS OF FOUR FEET (EXPOSED HEIGHT) IN HEIGHT REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY CONFIRMING THAT THE WALL WAS BUILT IN ACCORDANCE WITH THE PLANS AND DETAILS AND THAT IT WILL SUPPORT ITS DESIGN AND INTENDED LOADS. PROVIDE FALL PROTECTION AS REQUIRED.



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GRADING & UTILITIES PLAN

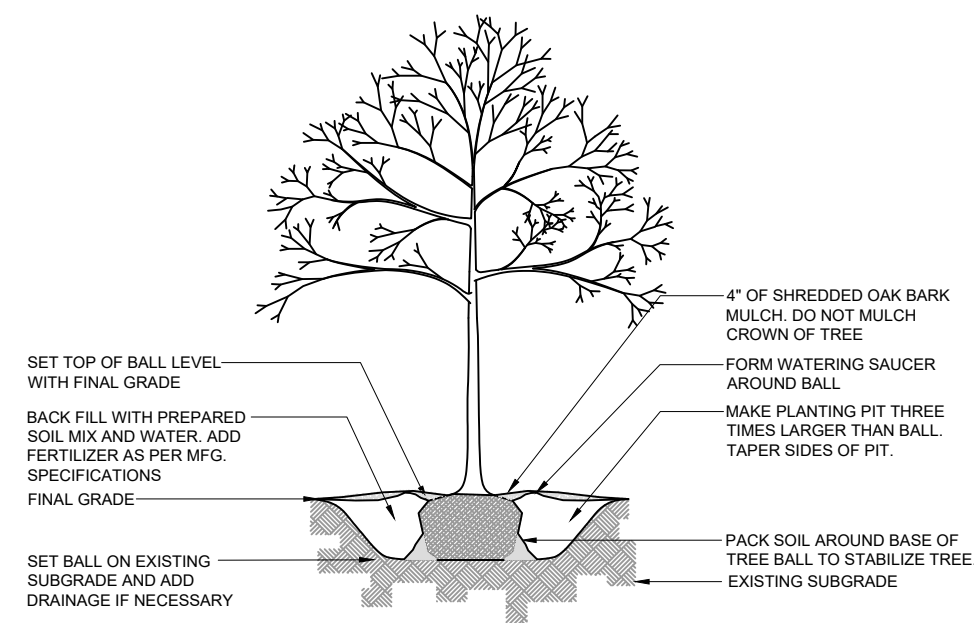
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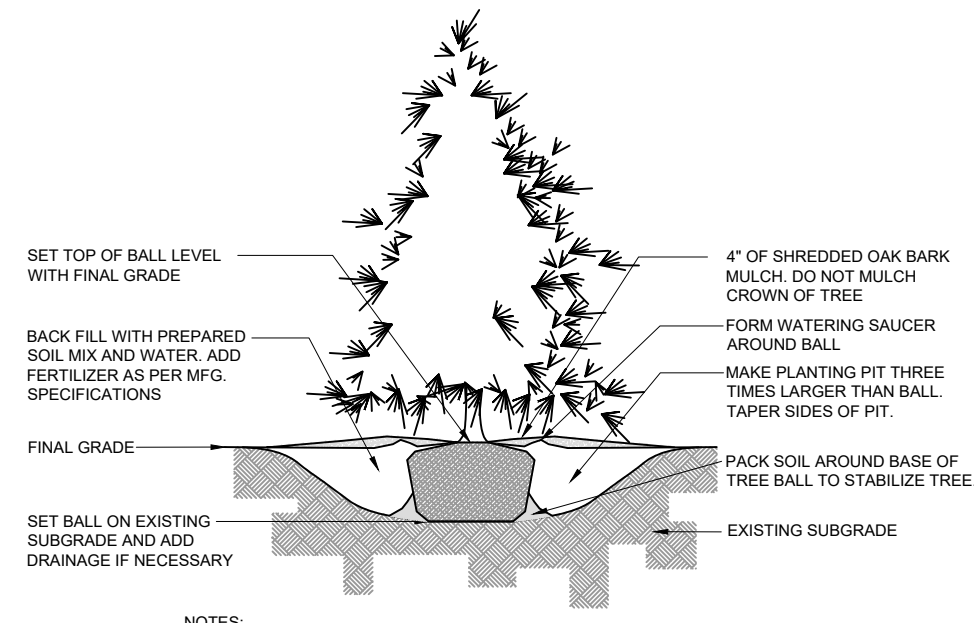
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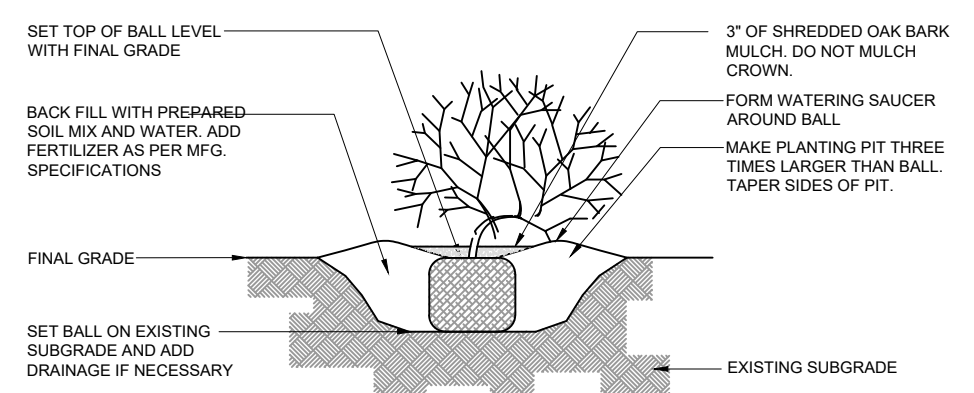
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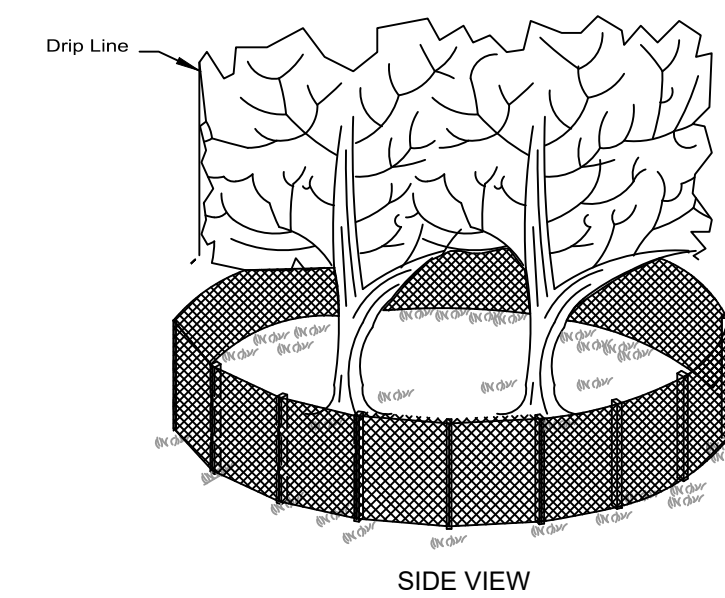
DECIDUOUS TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE

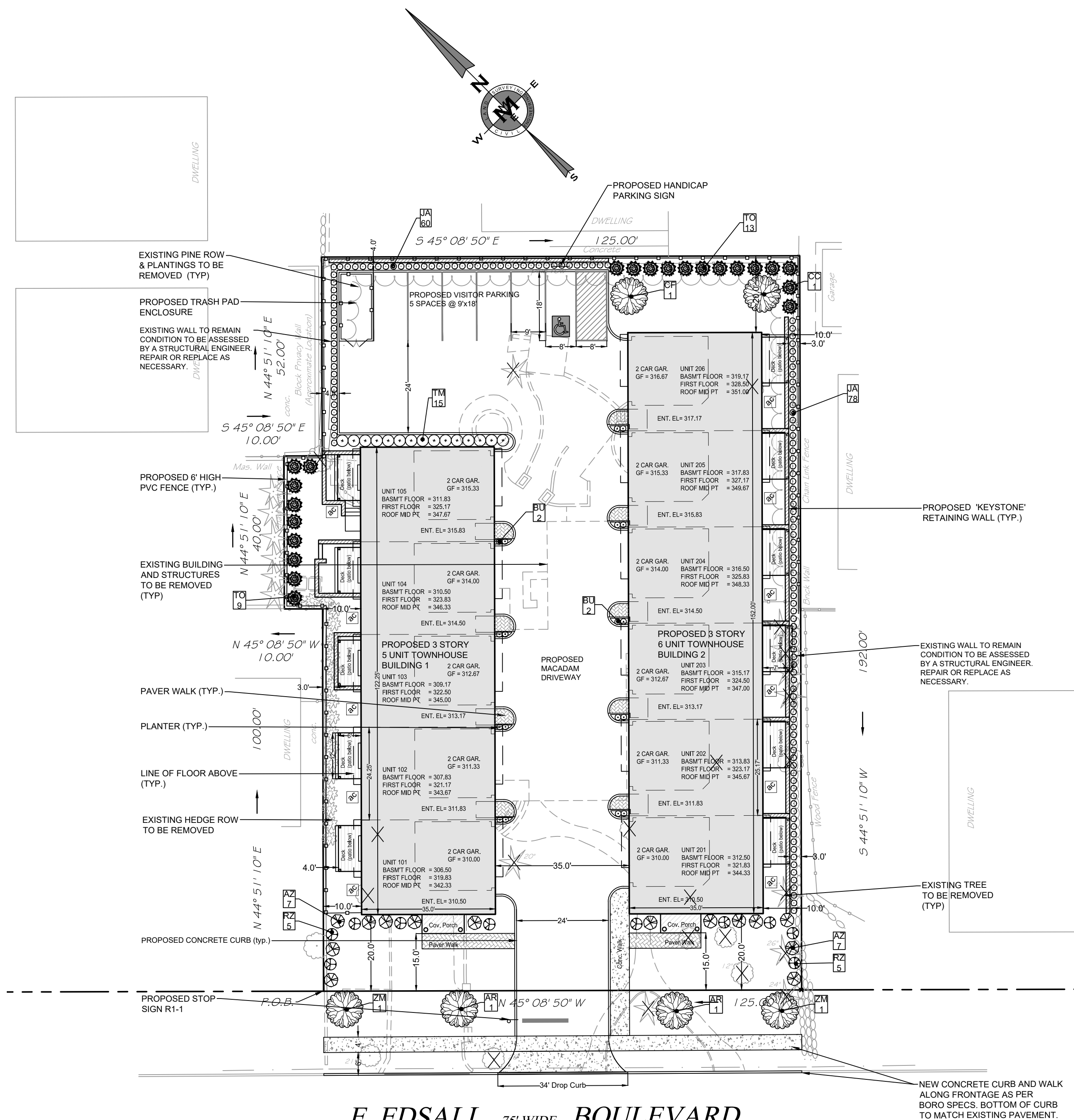


SHRUB PLANTING DETAIL
NO SCALE



- NOTES:
1. THE FENCE SHALL BE LOCATED AT THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 10 FEET TO THE TRUNK OF ANY TREE.
 2. THE FENCE SHALL BE OF PORTABLE CHAIN LINK CONSTRUCTION.

TREE PROTECTION DETAIL
N.T.S.



E. EDSALL 75' WIDE BOULEVARD

LANDSCAPE NOTES:

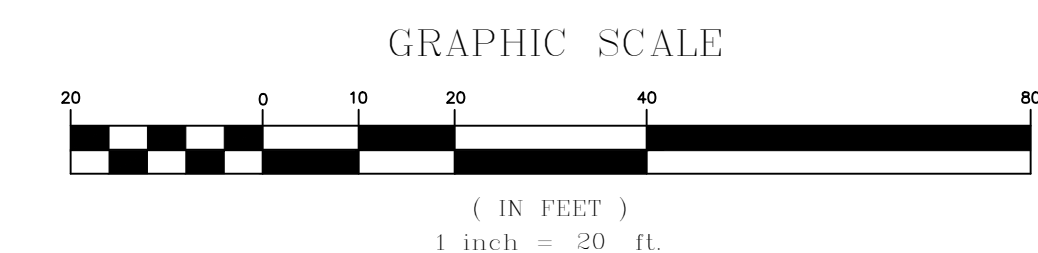
1. EVERY EFFORT TO BE MADE BY THE CONTRACTOR TO PREVENT/MINIMIZE COMPACTION OF SOIL IMMEDIATELY OVER THE TREES ROOT SYSTEM WITHIN THE DRIP LINE.
2. ALL STUMPS AND OTHER TREE PARTS, LITTER, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR LYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
3. PRIOR TO ANY EXCAVATION FOR THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL LANDSCAPED AREAS AND EIGHTEEN (18) INCHES IN ALL PLANT BED AND TREE PIT AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING, SODDING OR PLANTING.
6. TOPSOIL SHALL BE A NATURAL, FRIABLE TOPSOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF SUBSOIL, FOREIGN MATTER, TOXIC SUBSTANCES AND ANY HARMFUL MATERIAL.
7. BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 15 PEAT MOSS, 45 TOPSOIL, ADD 15 LBS. OF 20-10-5 FERTILIZER PER CUBIC YARD OF BACKFILL. BACKFILL MATERIAL BY ANALYSIS SHALL HAVE AT LEAST 15% ORGANIC MATTER.
8. ALL PLANT MATERIAL THAT IS TO BE INSTALLED TO BE IN FULL COMPLIANCE WITH THE SPECIFICATIONS CITED IN THE "PLANT LIST". ANY DEVIATION/SUBSTITUTION FROM THE PLANT LIST TO BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PURCHASE OF THE MATERIAL.
9. ALL LANDSCAPE MATERIALS TO BE OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE.
10. ALL TREES, SHRUBS, AND GROUND COVERS TO COMPLY WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" AND AS FURTHER SPECIFIED.
11. ALL TREES TO BE STRAIGHT TRUNKED AND LEADER(S) INTACT.
12. IF AFTER REGRADING ROCK IS EXPOSED PLANTINGS SHALL BE ADJUSTED ACCORDINGLY.
13. MAINTENANCE BEGIN IMMEDIATELY AFTER PLANTING.

MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

- MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH AND ACCEPTABLE LAWN.
1. SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 2. IF SEEDING IN FALL AND NOT GIVE FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 3. SODDED LAWNS, NOT LESS THAN 30 DAYS AFTER SUBSTANTIAL COMPLETION.

- MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOHING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
14. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
 15. AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE PROPOSED LANDSCAPING IMPROVEMENTS.
 16. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO (2) YEARS AFTER ACCEPTANCE BY THE OWNER.
 17. ALL TREES NOT SERVICED BY AUTOMATIC IRRIGATION SHALL BE PROVIDED WITH 20 GALLON TREE WATERING BAGS, AND SHALL BE FILLED/REFILLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF THE GUARANTEE PERIOD OF THE PLANT.
 18. UPON COMPLETION OF THE TWO (2) YEAR PLANT GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING PLANTING SAUCERS FROM ALL TREES. THIS SHALL BE DONE CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 19. CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKET FROM THE TOP OF THE ROOT BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL SHALL NOT BE USED.

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	HEIGHT	REMARKS
AR	2	ACER RUBRUM	RED MAPLE	B & B	2' cal.	STRONG SINGLE LEADER, BRANCHED-UP 7'
AZ	14	AZALEA HYBRID 'MOTHER'S DAY'	MOTHER'S DAY AZALEA	No. 2 can	18"-24"	FULL, DENSE FORM
BU	18	BUXUS MICROPHYLLA 'GREEN BEAUTY'	JAPANESE BOXWOOD	No. 2 can	15"-18"	COMPACT HABIT, GLOSSY DARK GREEN FOLIAGE
CC	1	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2' cal.	DENSE BRANCHING, FULL FORM
CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	2' cal.	MULTI STEM, FULL, DENSE FORM
JA	138	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA JUNIPER	B & B	15"-18"	FULL DENSE FORM, UNIFORM SIZE & SHAPE
RZ	10	RHODODENDRON HYBRID 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRUM	B & B	30"-36"	FULL, DENSE FORM
TM	15	TAXUS MEDIA 'MEYER'	MEYERS YEW	B & B	18"-24"	FULL, DENSE FORM
TO	22	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOVITAE	B & B	4'-5'	DENSE BRANCHING, UNIFORM SIZE & SHAPE
ZM	2	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA	B & B	2' cal.	STRAIGHT TRUNK, FULL HEAD



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CERTIFICATE OF AUTHORIZATION #24GA28265200

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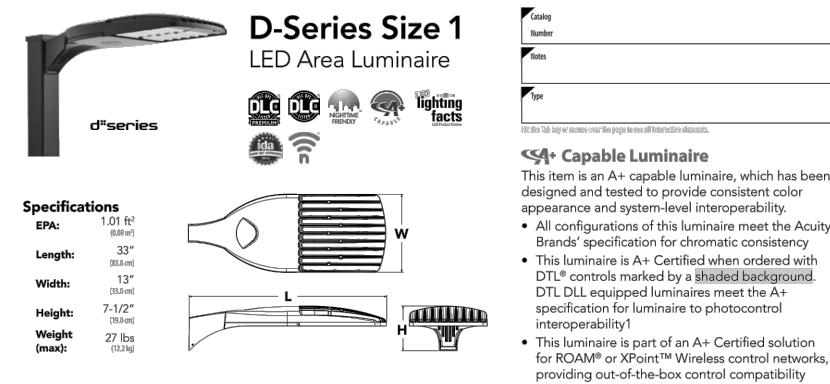
Member Mark Martins Engineering, LLC

LANDSCAPE PLAN

311 EAST EDSALL BLVD
LOT 15 & BLOCK 412

Situated in the
Borough of Palisades Park
Bergen County, NJ

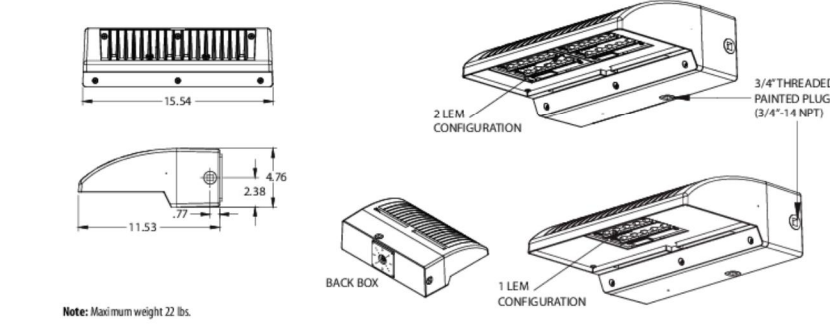
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DATE: 12-04-20 FILE NO. 20-2812



Ordering Information

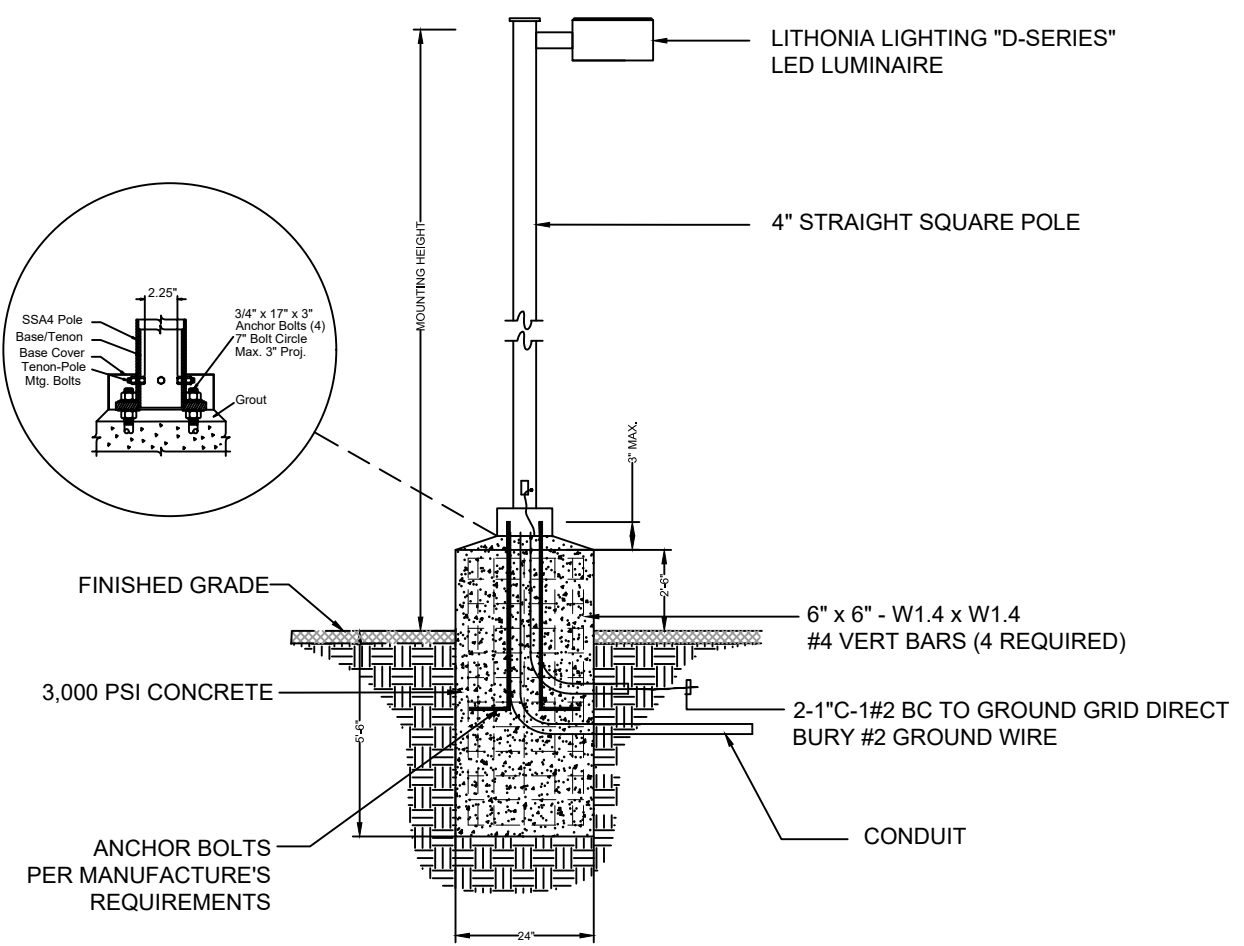
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DBXKO

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
DSX1	LED	P7	40K	T3M	MVOLT	SPA	DBXKO		



Notes:

- 1. Luminaire must be installed in accordance with the manufacturer's instructions.
- 2. Luminaire must be installed in a location that is protected from physical damage.
- 3. Luminaire must be installed in a location that is protected from weather.
- 4. Luminaire must be installed in a location that is protected from vandalism.

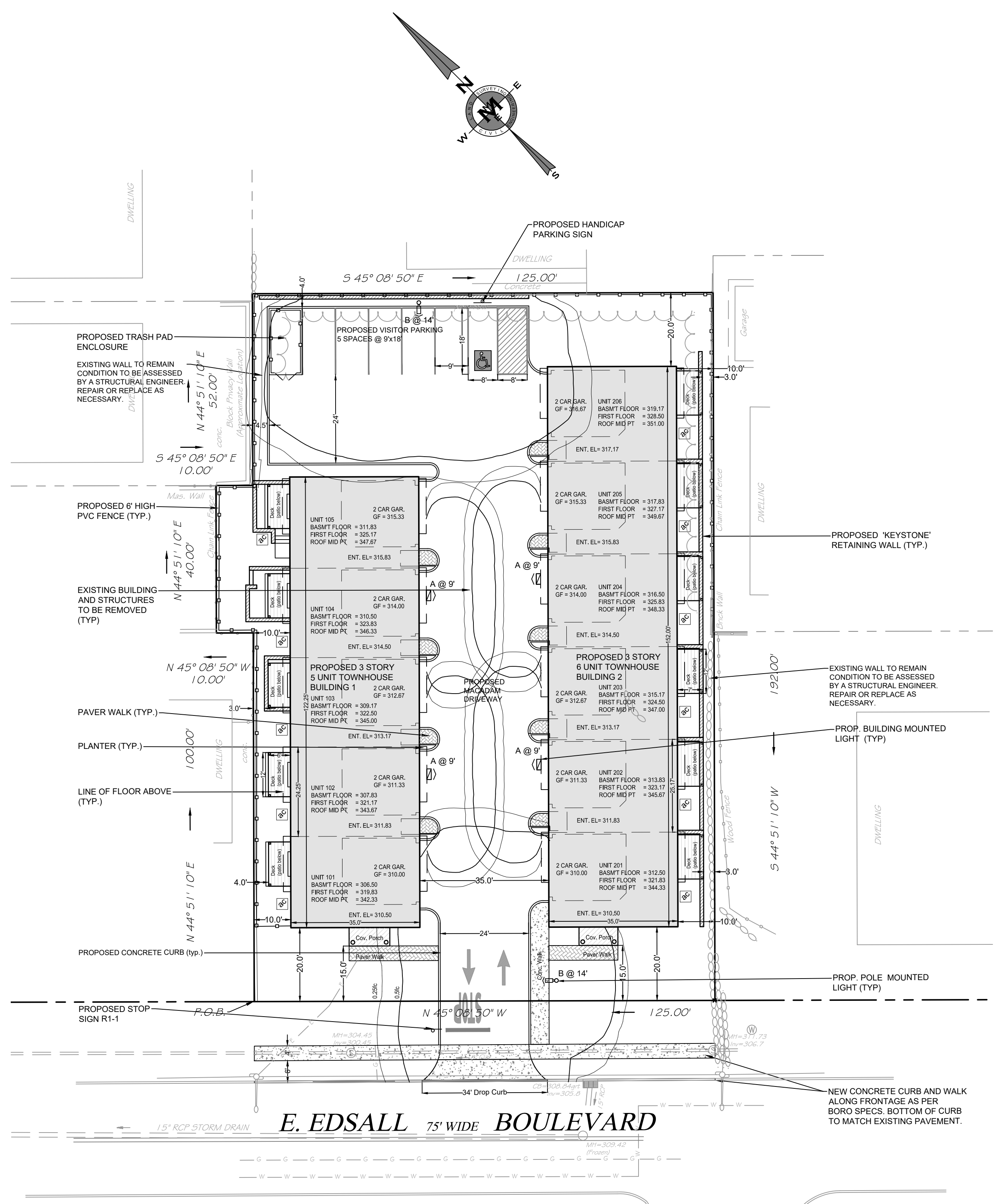


NOTE:

LIGHT FOUNDATION APPROXIMATE SIZE.

LIGHTING CONTRACTOR TO CONSULT WITH GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE EXACT LIGHT FOOTING DIMENSIONS.

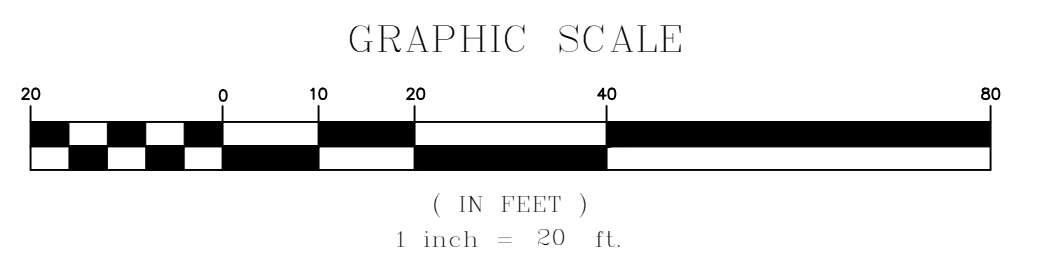
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.



Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⊠	A	4	Holophane	HLWPC2 P10 30K XX T2S	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type IV Medium	LED	1	2904	0.95	71
⊠	B	2	Lithonia	DSX1 LED P1 30K T3M	Lithonia D-Series LED Area Luminaire MVOLT, Type III Short, House side shield	LED	1	15,026	0.95	54

- LIGHTING NOTES:**
- USE THIS WIRING DIAGRAM FOR ESTIMATING PURPOSES ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE EXACT POINT-TO-POINT WIRING DIAGRAMS.
 - PROVIDE POWER SUPPLIES, LIGHTING CONTROL DEVICES, CONTROL AND WIRING ARE REQUIRED FOR COMPLETE LIGHTING CONTROL.
 - PROVIDE AUXILIARY RELAYS, POWER SUPPLIES, CONDUIT AND WIRING AS REQUIRED COMPLETE LIGHTING CONTROL.
 - SHIELDING SHALL BE PROVIDED FOR ALL FIXTURES TO PREVENT SPILLAGE ONTO ANY ADJOINING PROPERTIES.



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LIGHTING PLAN

311 EAST EDSALL BLVD

LOT 15 & BLOCK 412

Situated in the

Borough of Palisades Park

Bergen County, NJ

SCALE: 1" = 20'

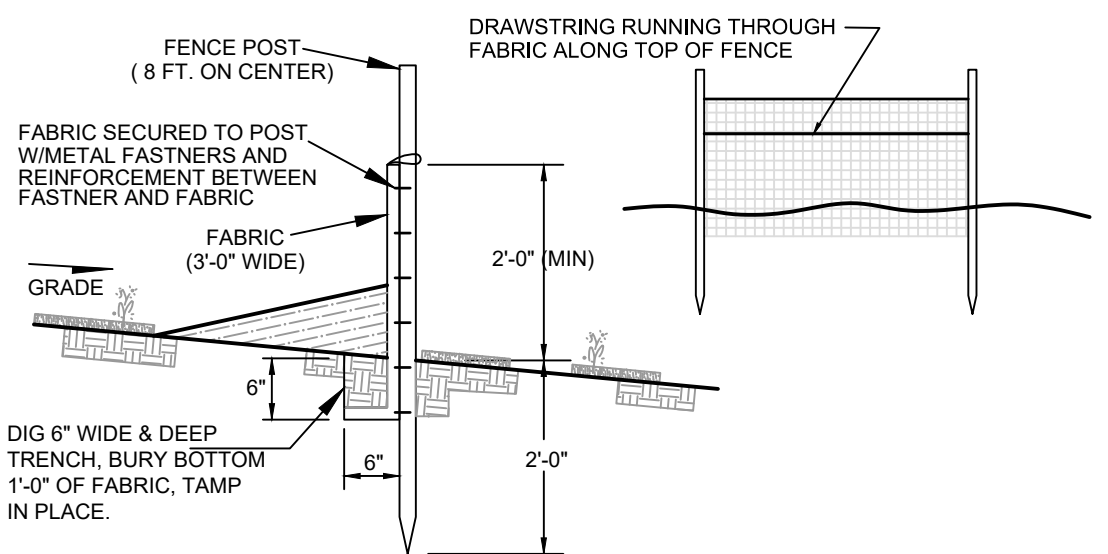
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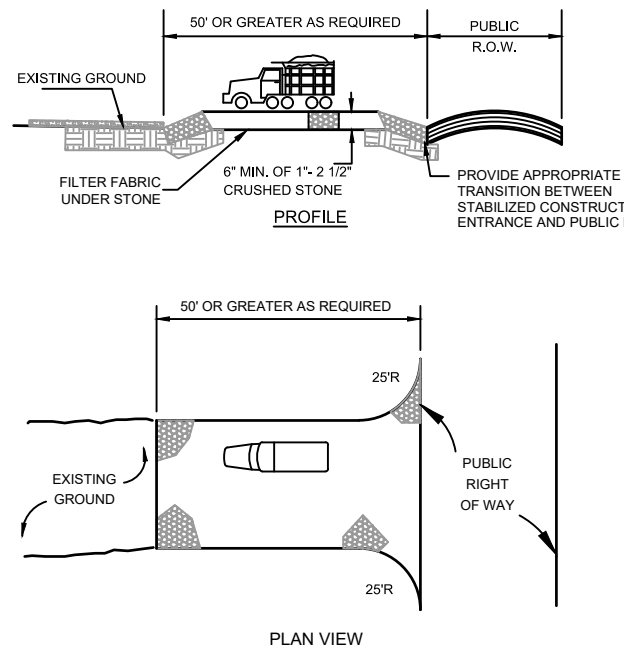
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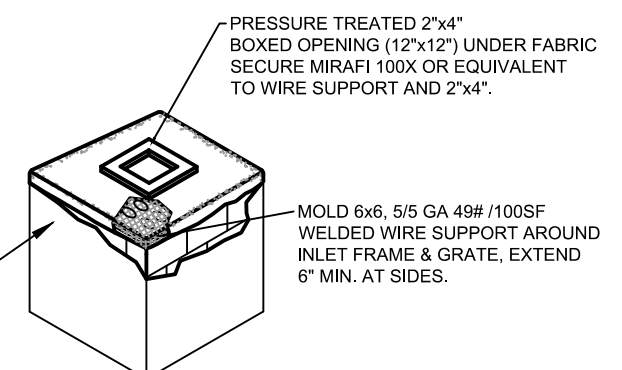
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SILT FENCE DETAIL

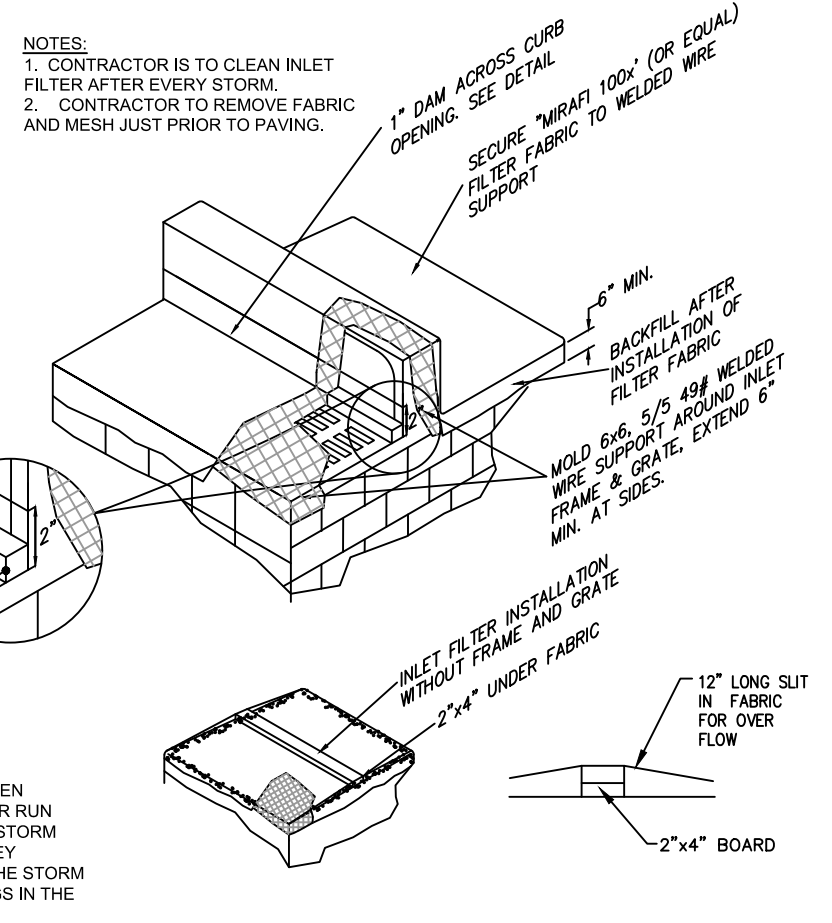


STABILIZED CONSTRUCTION ENTRANCE

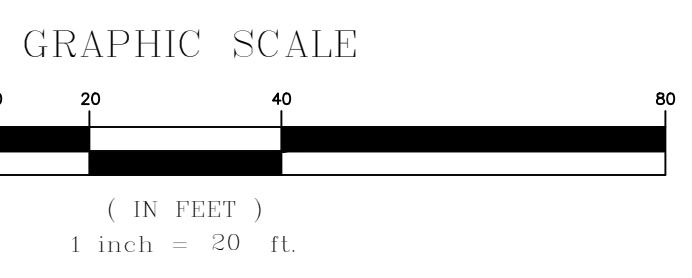
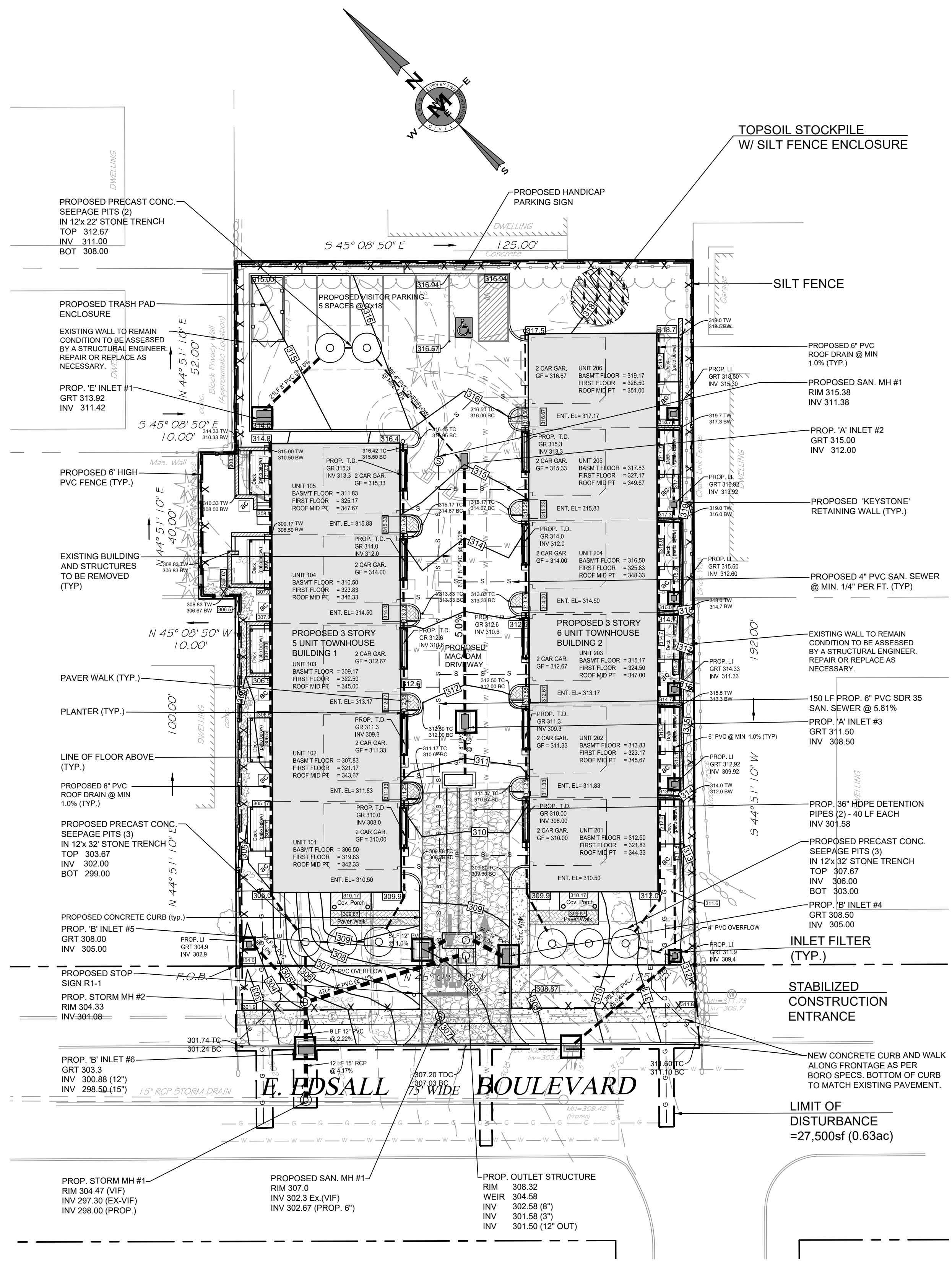


1. CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING
3. INLET FILTER TO BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR DESIGN STORM AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

FLAT GRATE TYPE INLET FILTER DETAIL
N.T.S.



'B' INLET FILTER DETAIL



SOIL EROSION AND SEDIMENT CONTROL NOTES


1. All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unrotted straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
4. **Stabilization Specifications:**
 - A. Temporary Seeding and Mulching:
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - perennial ryegrass 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seed; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. Permanent Seeding and Mulching:
 - Topsoil - Uniform application to an average depth of 5", minimum of 4" firm in place is required.
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation)
 - Mulch - Unrotted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all Stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be stabilized with 1" - 2 1/2" crushed stone or subbase prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1.1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1.1 of the NJ Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1.1 of the NJ Standards.
16. Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1.1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax 201-261-7573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

Revised 12/7/17

SOIL EROSION CONSTRUCTION SEQUENCE:

1. Demolish existing building and structures. Remove existing pavement and curbs - 1st week.
2. Install construction entrance, silt fences, strip topsoil - 1st - 3rd day
3. Construct proposed storm drainage system. Install inlet filters - 2nd week
4. Excavate and rough grade site. temporary seed/mulch disturbed areas 3rd - 4th week.
5. Construct proposed building - 4th week - 52nd week
6. Backfill foundation - 6th week.
7. Construct proposed curbing - 48th week.
8. Pave parking areas and driveways - 50th week.
9. Final grading, uniformly apply topsoil to an average depth of 5", minimum of 4", firm in place - 51st week.
10. Planting, seeding, removal of soil erosion protection measures upon permitted stabilization of previously exposed areas - 52nd week.

NOTE: THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPING AREA

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SOIL EROSION CONTROL PLAN

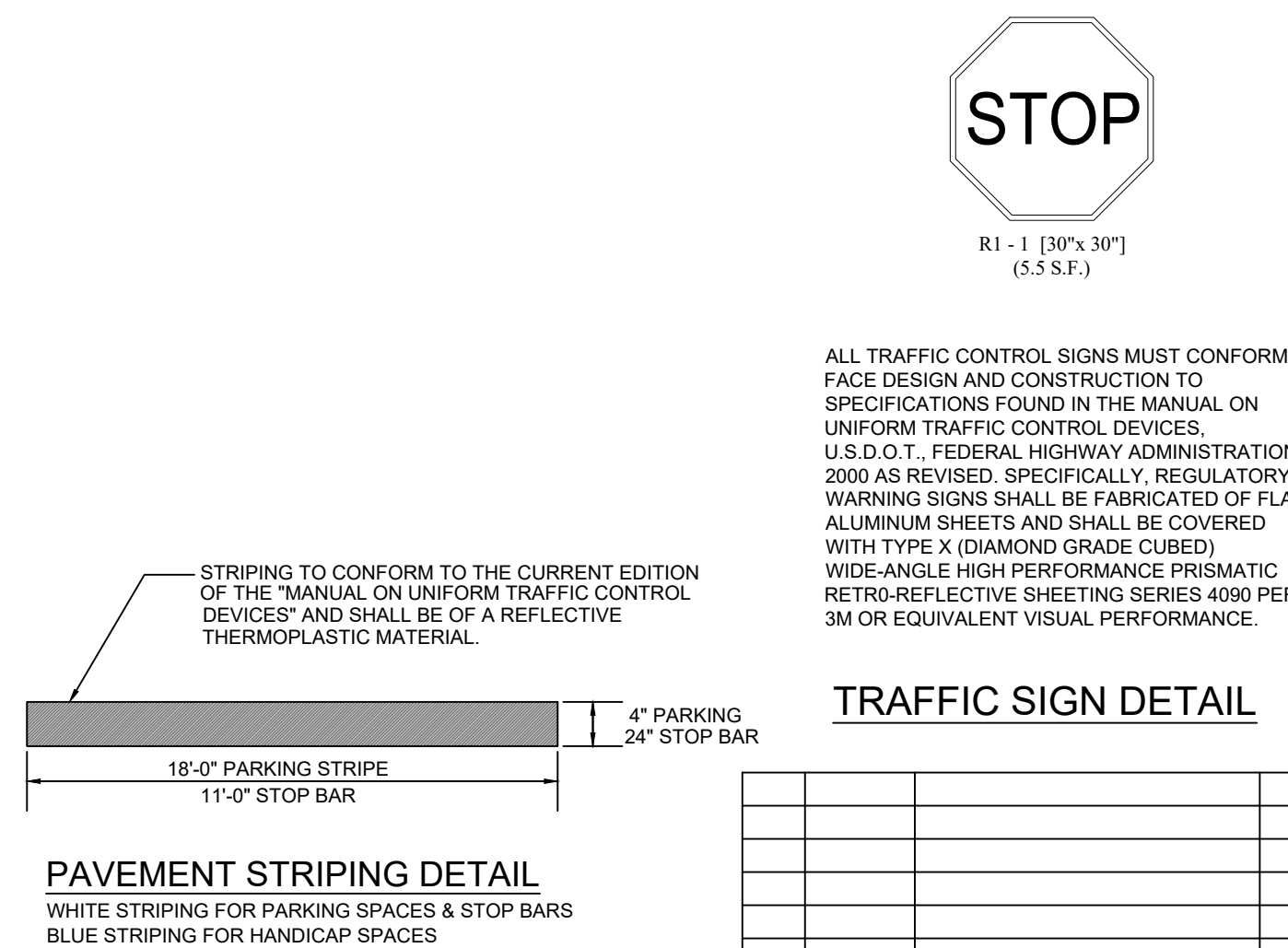
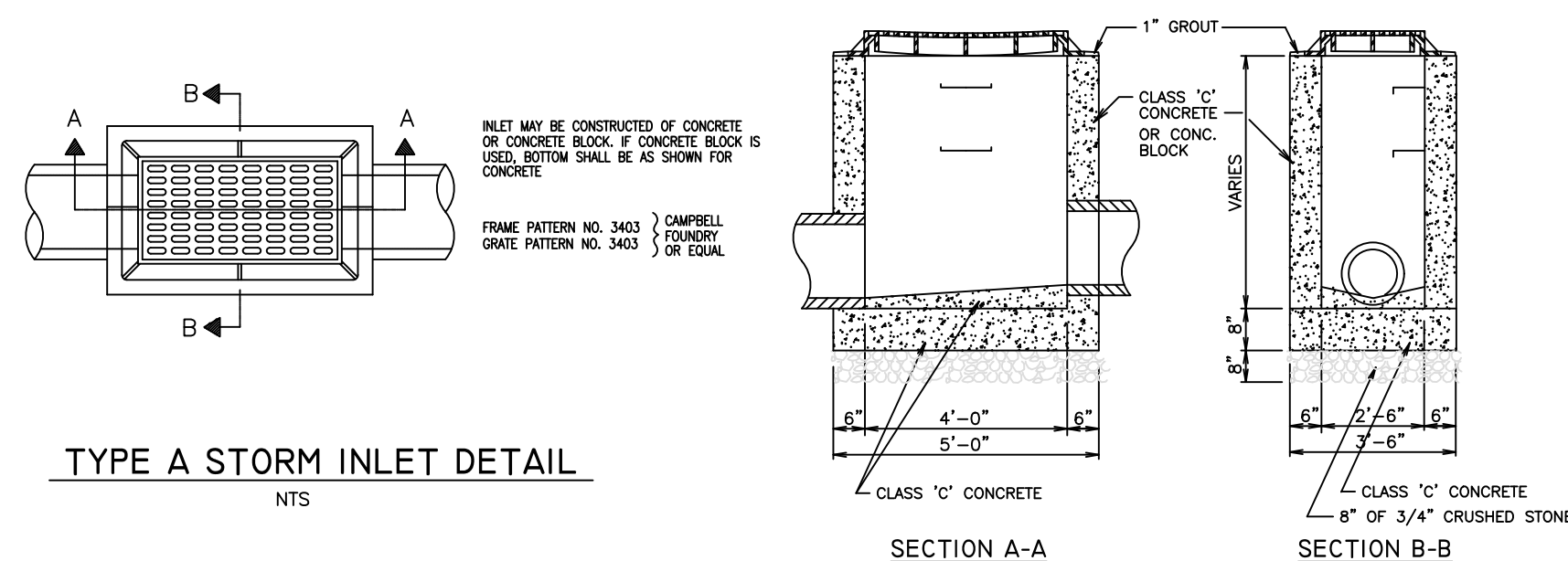
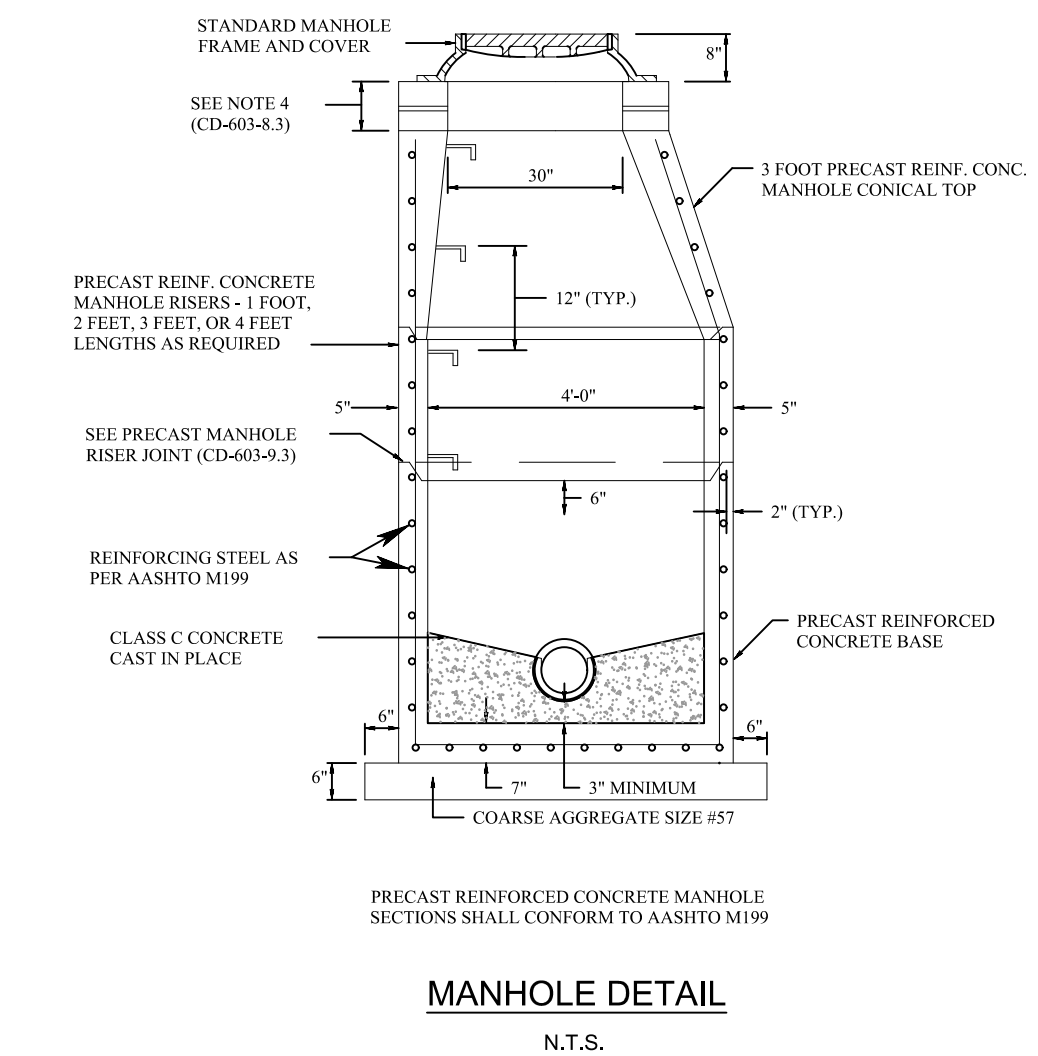
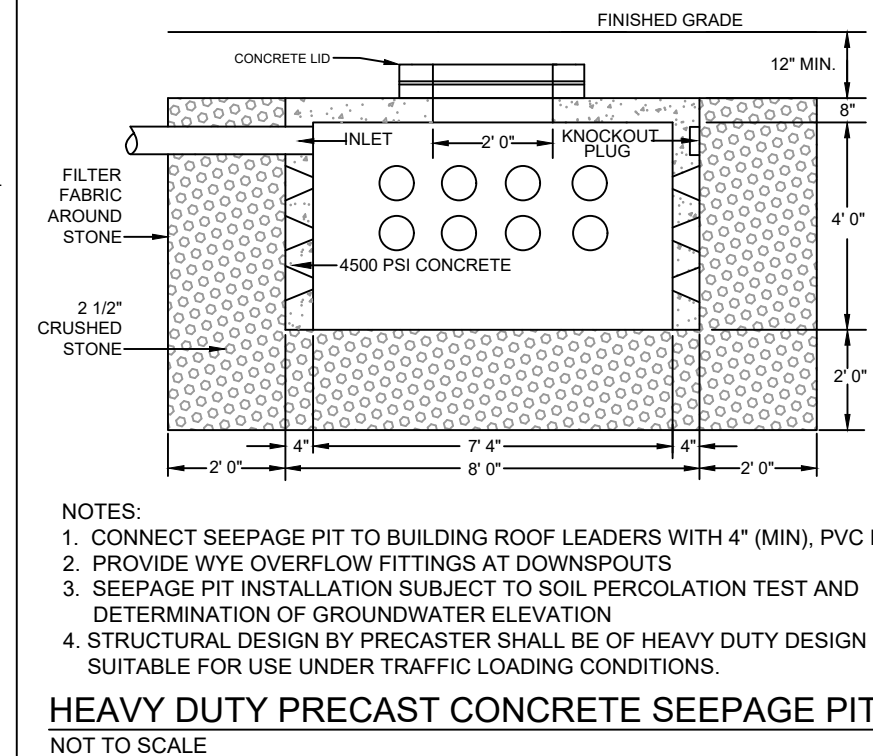
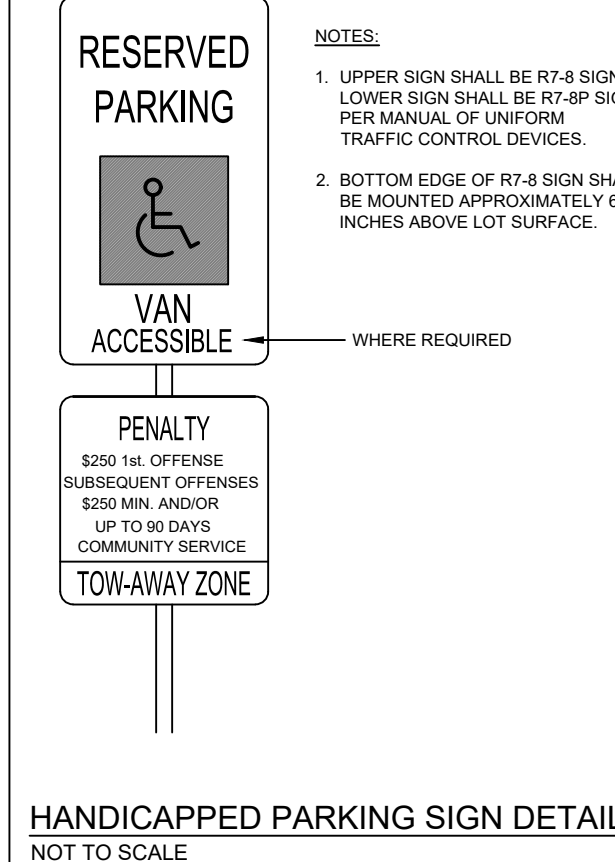
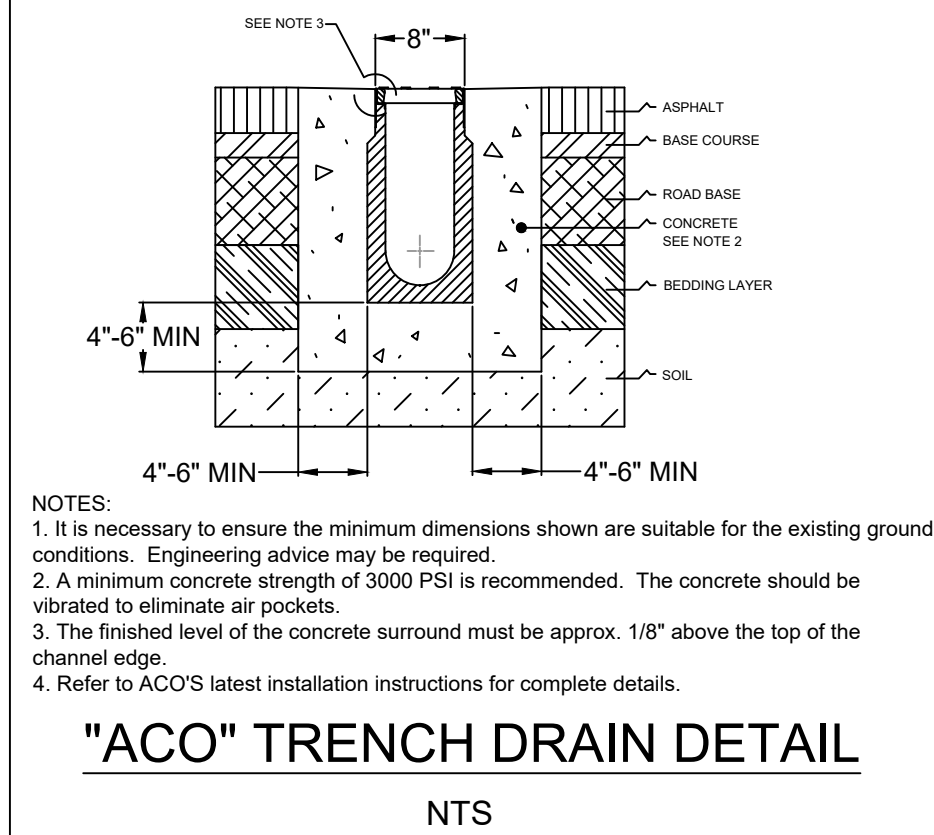
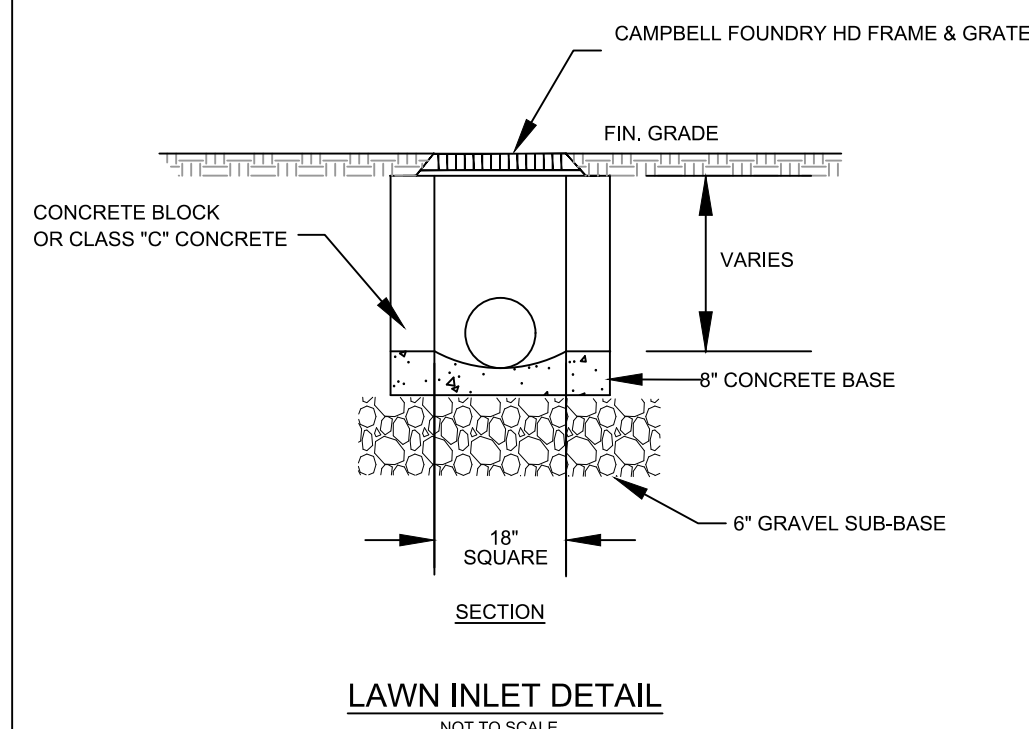
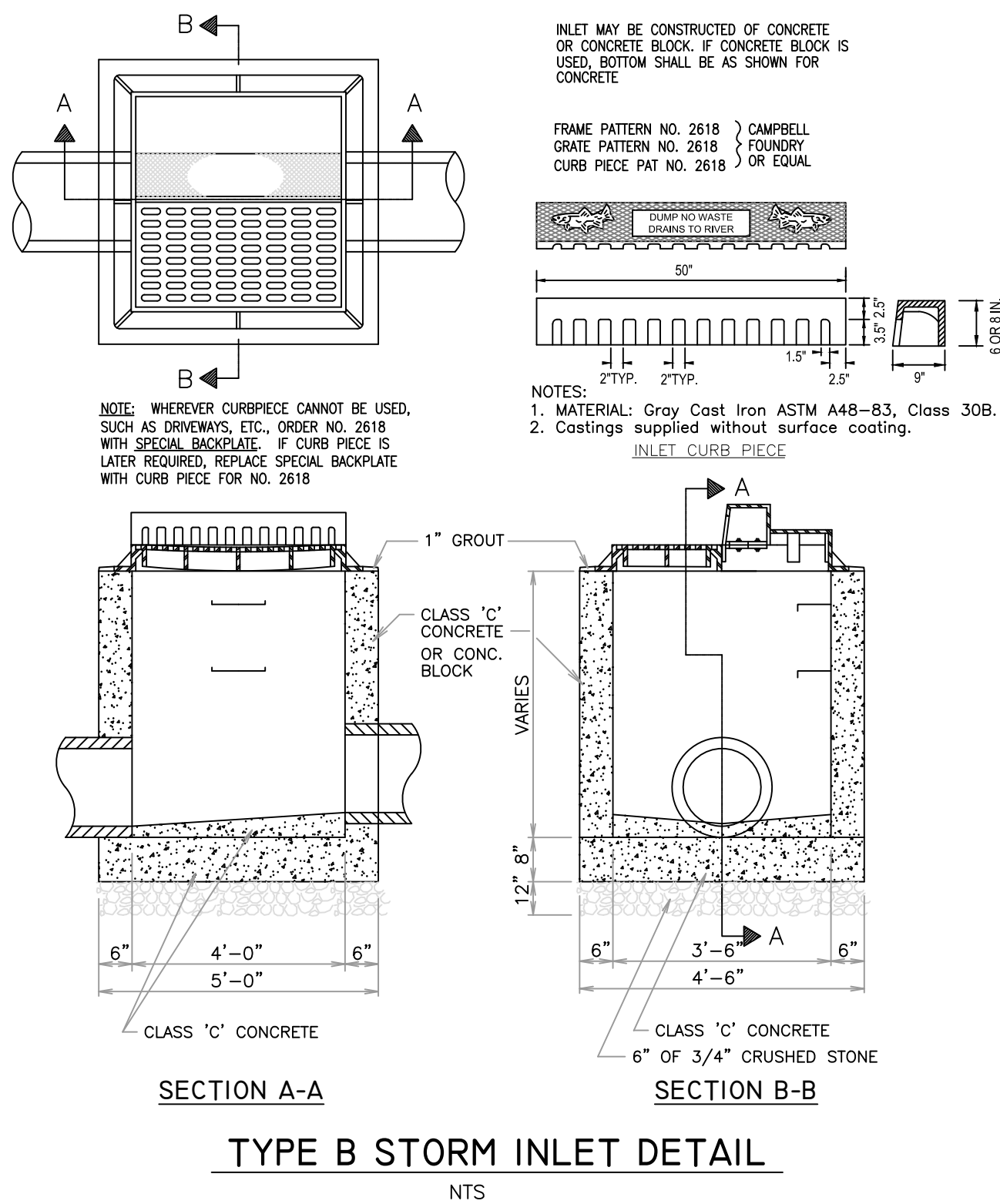
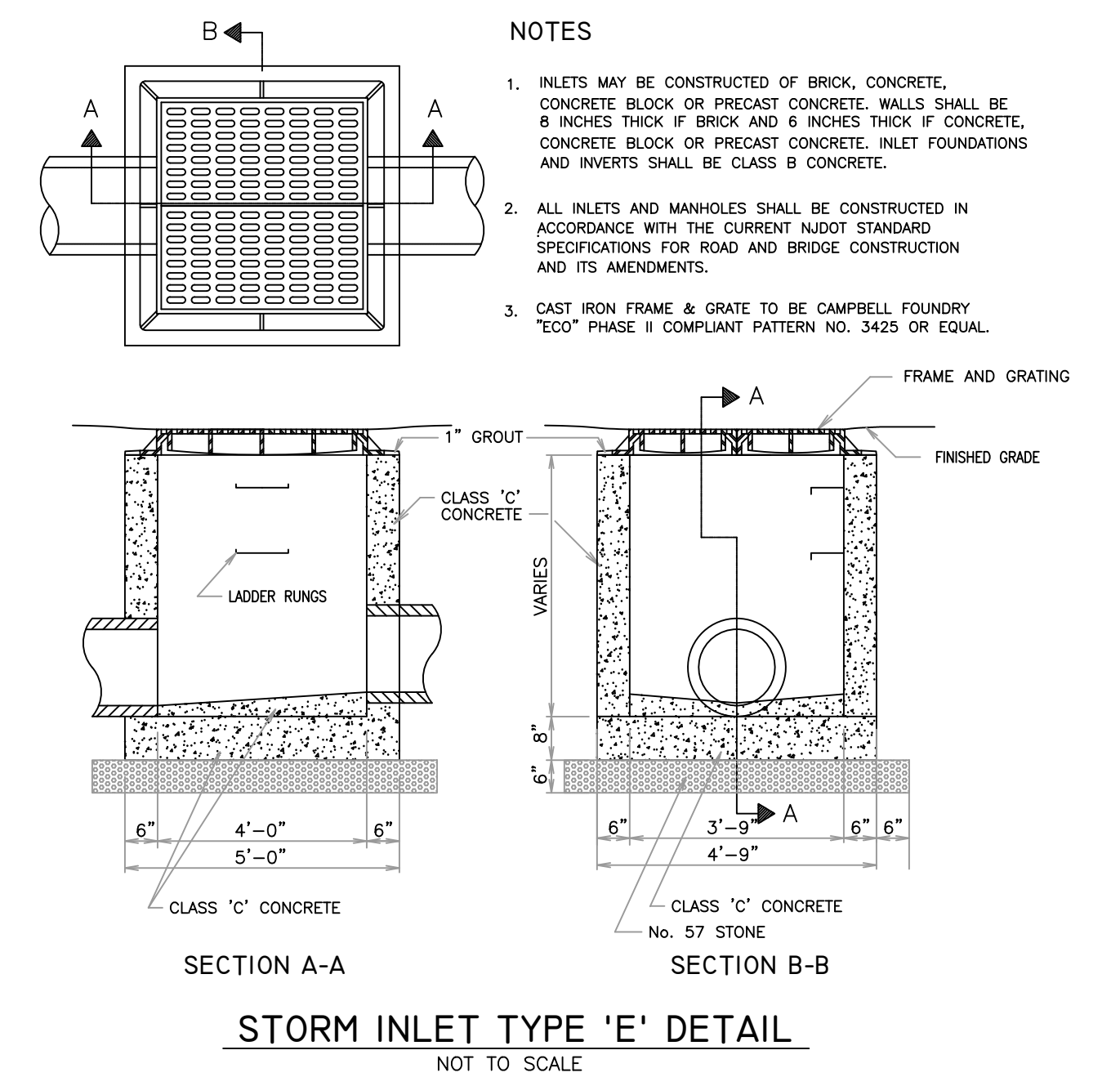
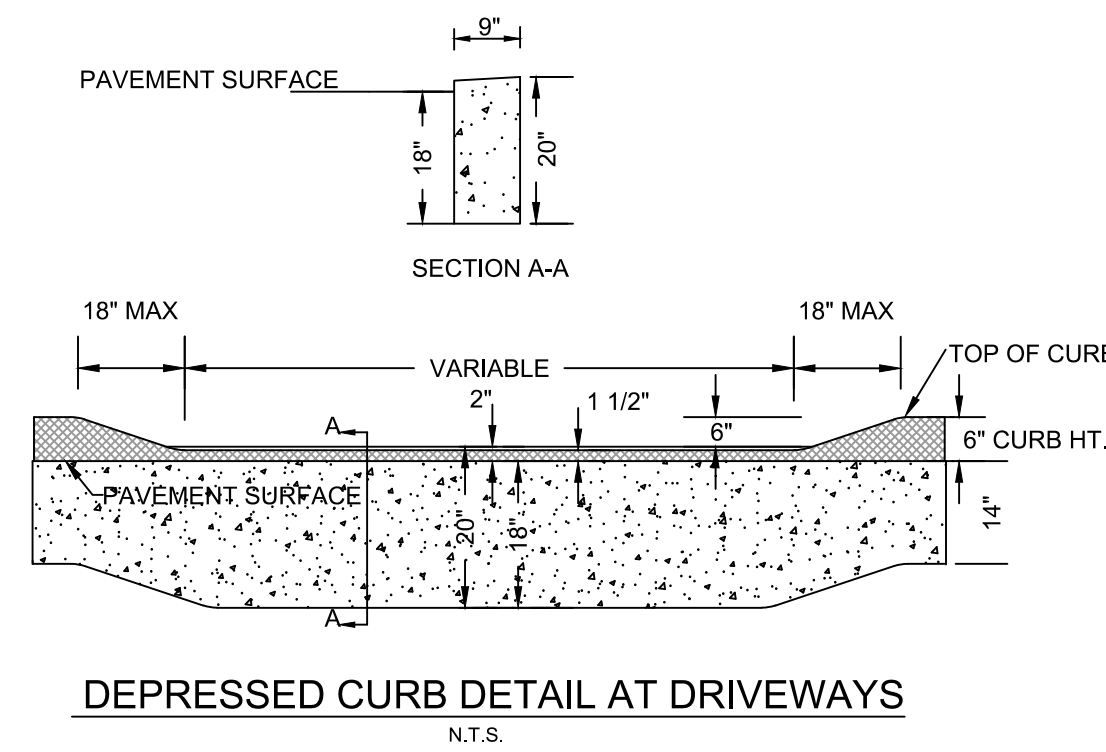
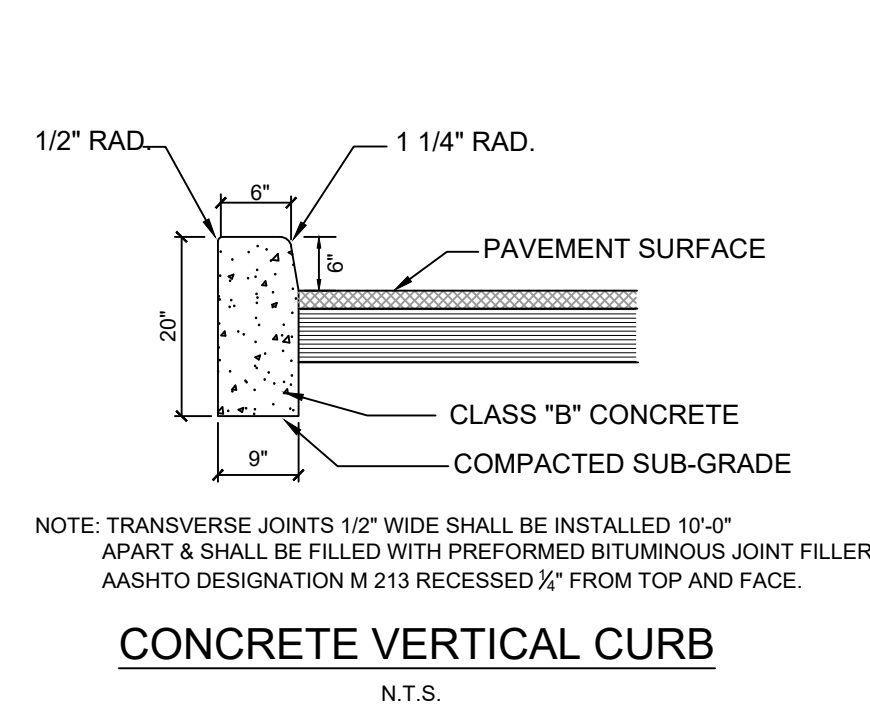
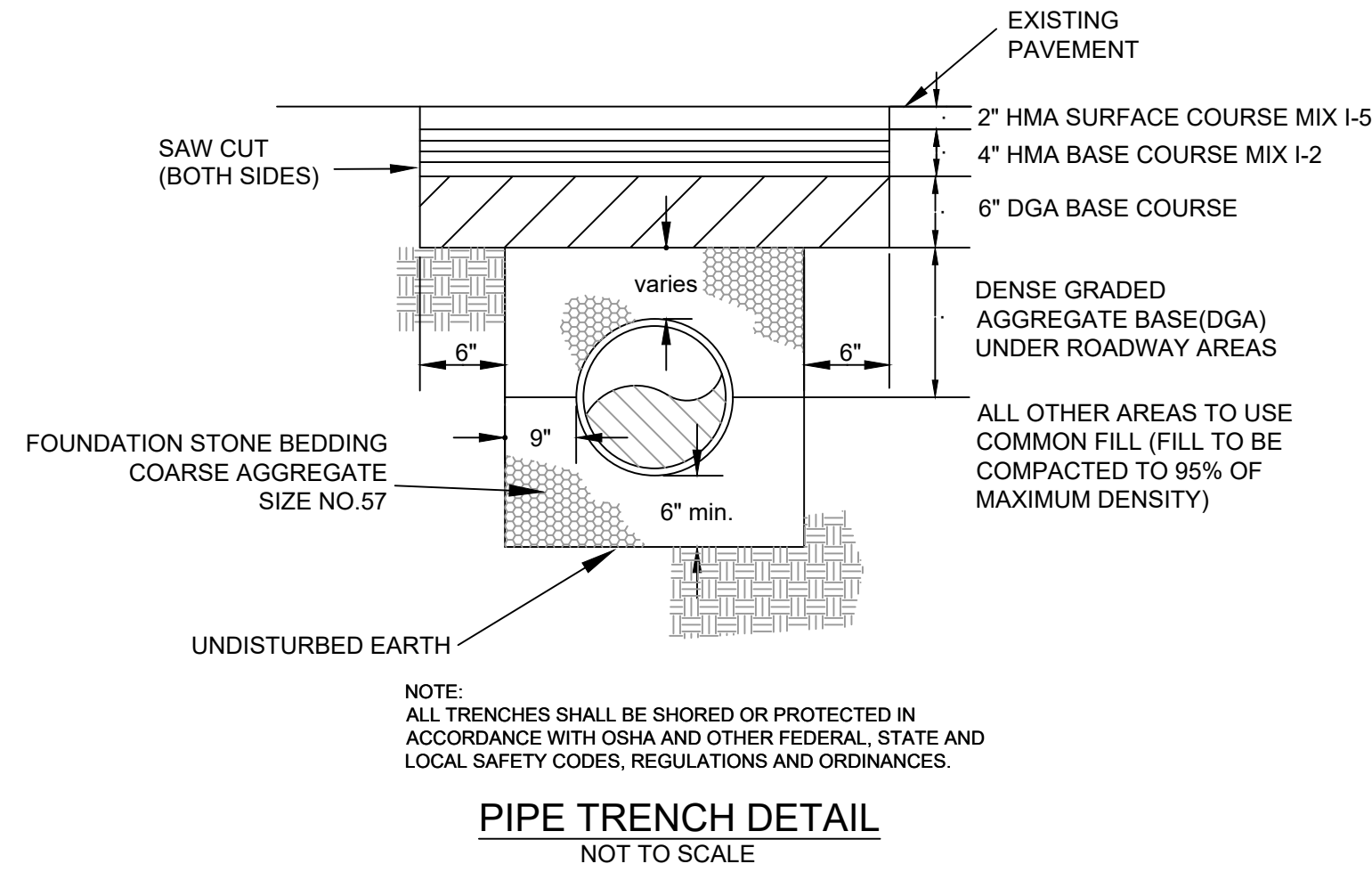
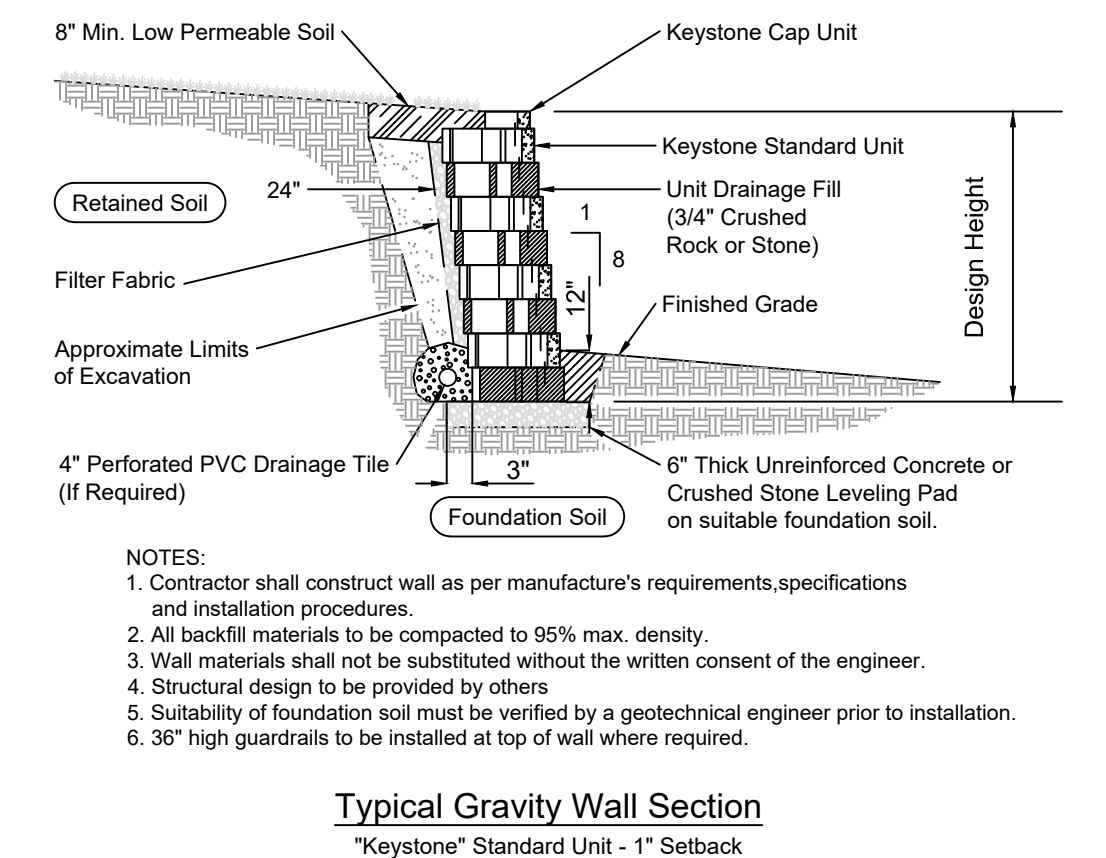
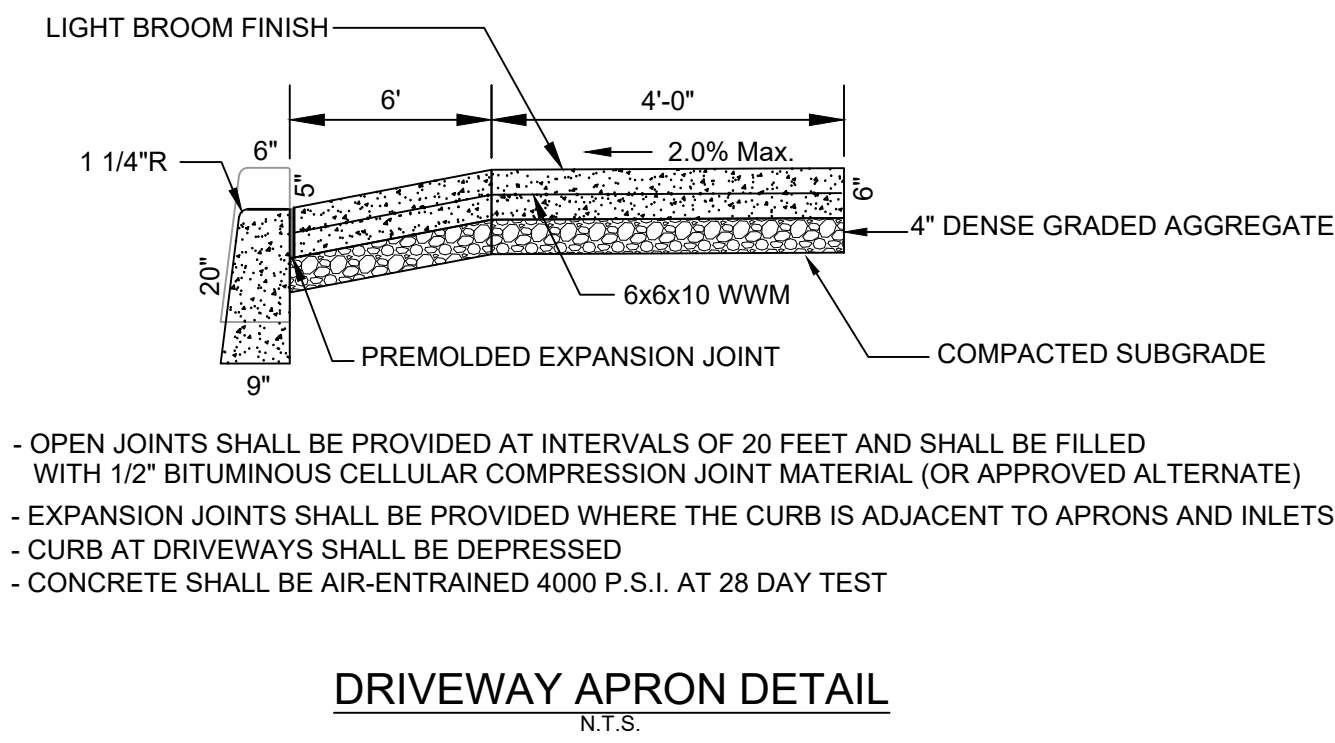
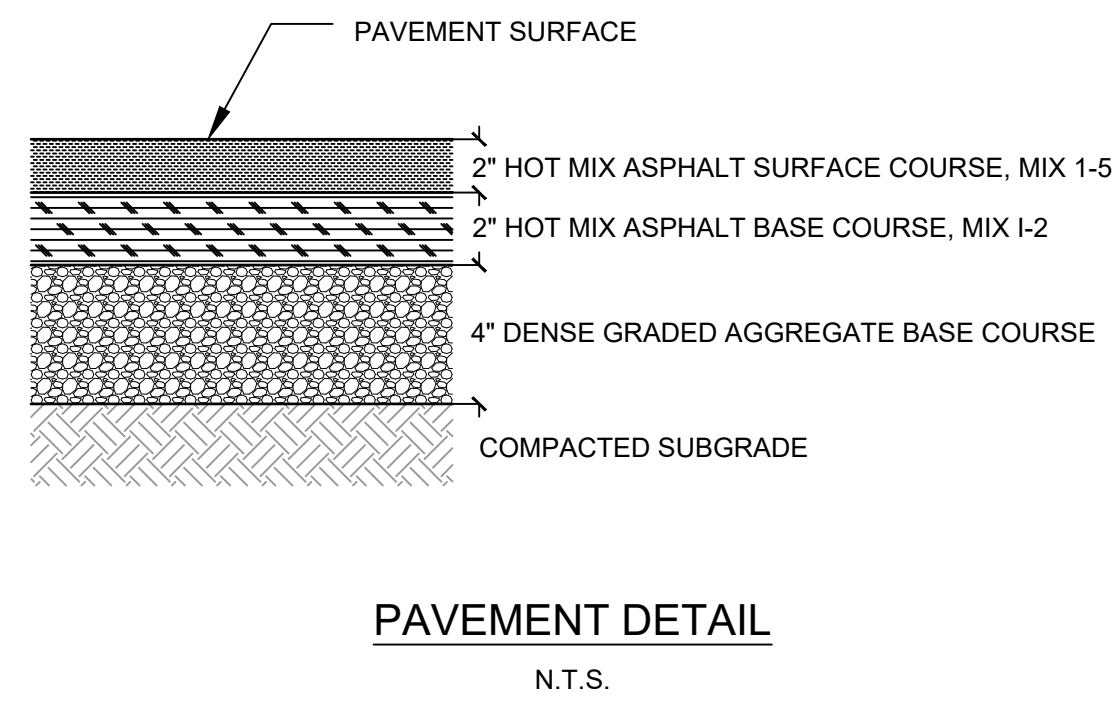
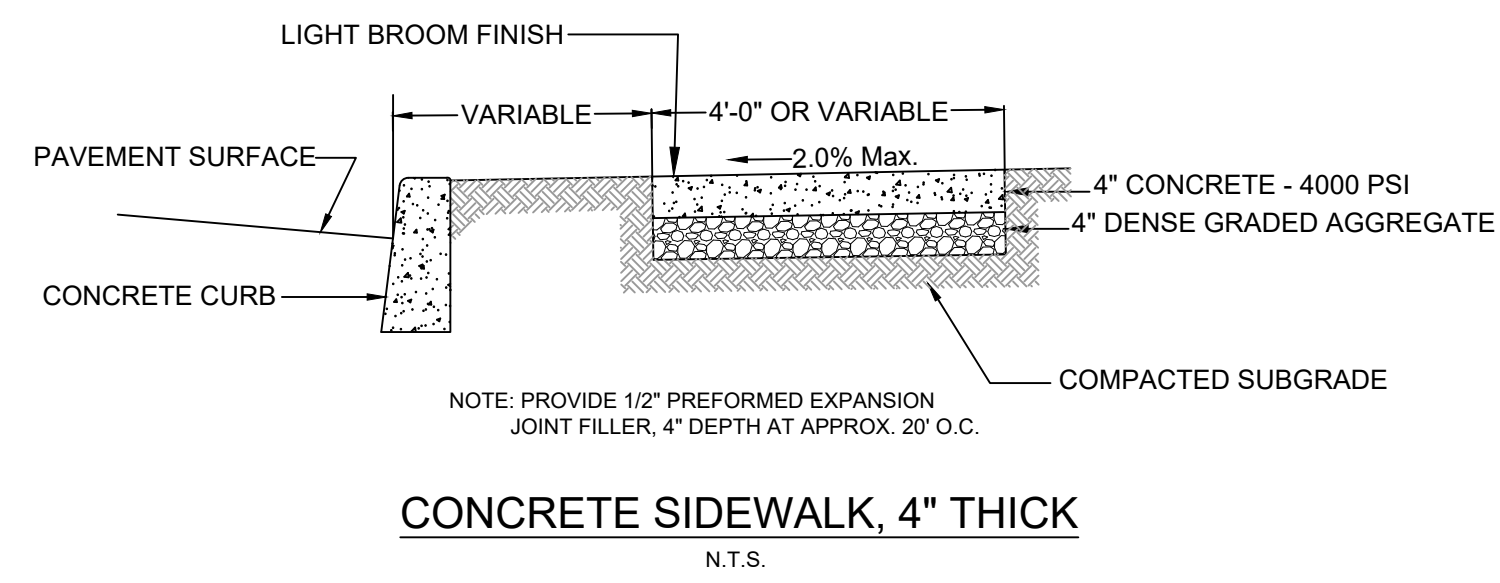
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